

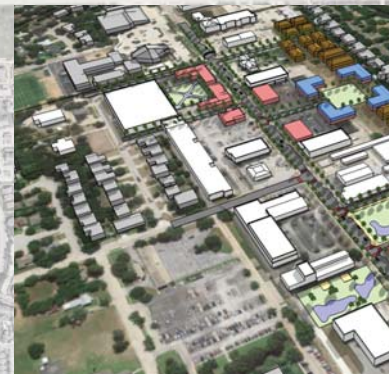
PANTEGO



Comprehensive Plan and Revitalization Strategies

Adopted November 12, 2012

JACOBS



Complete Streets • Economic Development • Transect • Quality of Life • Placemaking • Linkages • Catalyst Area Plans

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Small Town Charm... Big City Opportunity



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Section 1 : *Setting the Stage*



Introduction

This section of the Pantego Comprehensive Plan and Revitalization Strategies summarizes the basis for the comprehensive plan, the organization of the plan, its purpose, the community's responsibility for carrying out the plan as defined by the State of Texas, the planning process, and the planning area. The section also highlights local events and outside effects that have shaped this portion of Tarrant County over time and influenced development decisions.

The Town of Pantego Comprehensive Plan and Revitalization Strategies was last updated in 1976 during a period of moderate growth for the community. Pantego is now almost fully developed and is at the point where citizens are focusing on preserving the integrity of what is good in the town, looking at innovative ways to complete remaining development areas, and addressing problematic elements within the community with a focus on quality.

Purpose of the Plan

The Pantego Comprehensive Plan and Revitalization Strategies is intended to serve as the policy guide and "vision" for the future of Pantego and long term community planning activities. This plan officially updates and replaces the previous Comprehensive Plan adopted in 1976. This plan builds on past and current plans and makes recommendations for: future programs and services, ensuring financial stability, sustaining the town's infrastructure, maintaining the neighborhoods, supporting the business community and promoting all of the other elements that make up a desirable community as identified by its residents.

The Pantego Comprehensive Plan and Revitalization Strategies:

1. Establishes the community's vision for the future preservation, development, and redevelopment of the Town;
2. Provides a framework for allocating Town resources through the budgeting process and for providing municipal services;
3. Provides a basis for considering and evaluating land use decisions, and planning for future development and redevelopment projects;
4. Integrates other Town plans and regional plans within North Central Texas Council of Governments (NCTCOG), with policies in a cohesive manner; to implement this plan.

Relationship to Other Plans

The Pantego Comprehensive Plan and Revitalization Strategies integrates the policies and recommendations of various community initiatives and plans. These plans include the Parks Plan, Future Pantego Trails Master Plan, Major Thoroughfare Plan, Water / Wastewater Plan, and the NCTCOG plan such as *North Texas 2050*.

Updates to some of the Town's plans may be necessary to achieve the vision of the community and the strategies recommended in this plan. Specific recommendations are located in the Implementation section, Section 5.



Existing Images of Pantego



Basis in State Law

Pantego was incorporated in 1952 as a village, but changed to a Type A General Law city in 1967. General Law cities are smaller cities, most of which are less than 5,000 in population. All General Law cities operate according to specific state statutes prescribing their powers and duties. The Type A General Law statute provides a basis for comprehensive planning. This specific state statute provides the authority to the Town Council to include within the comprehensive plan policies that guide all municipal ordinances related to the physical development of the town.

Chapter 213 of the Texas Local Government Code provides the basis for comprehensive planning in Texas. This chapter reads in part:

Sec. 213.002. COMPREHENSIVE PLAN

(a) The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality. A municipality may define the content and design of a comprehensive plan.

(b) A comprehensive plan may:

- (1) include but is not limited to provisions on land use, transportation, and public facilities;
- (2) consist of a single plan or a coordinated set of plans organized by subject and geographic area; and
- (3) be used to coordinate and guide the establishment of development regulations.

(c) A municipality may define, in its charter or by ordinance, the relationship between a comprehensive plan and development regulations and may provide standards for determining the consistency required between a plan and development regulations.

(d) Land use assumptions adopted in a manner that complies with Subchapter C, Chapter 395, may be incorporated in a comprehensive plan.

One of the primary ways in which a municipality regulates the development of land within its jurisdiction is through the implementation of a zoning ordinance. Here again, the comprehensive plan serves as the basis upon which all zoning decisions must be made. Chapter 211 of the Local Government Code requires that all zoning decisions must be consistent with a municipal comprehensive plan. That chapter reads in part:

Sec. 211.004. COMPLIANCE WITH COMPREHENSIVE PLAN

(a) Zoning regulations must be adopted in accordance with a comprehensive plan and must be designed to:

- (1) lessen congestion in the streets;
- (2) safety from fire, panic, and other dangers;
- (3) promote health and the general welfare;
- (4) provide adequate light and air;
- (5) prevent the overcrowding of land;
- (6) avoid undue concentration of population; or
- (7) facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements.

Comprehensive Plan Update & Codes

Pantego, Texas

PROJECT DURATION :

- PROJECT MANAGEMENT MEETINGS
- PHASE 1 - Interviews & Visioning
- PHASE 2 - Alternative & Final Land Use Plan
- PHASE 3 - Implementation & Adoption
- PHASE 4 - Zoning Code Update
- PHASE 5 - Subdivision Regulations Update

Project Schedule

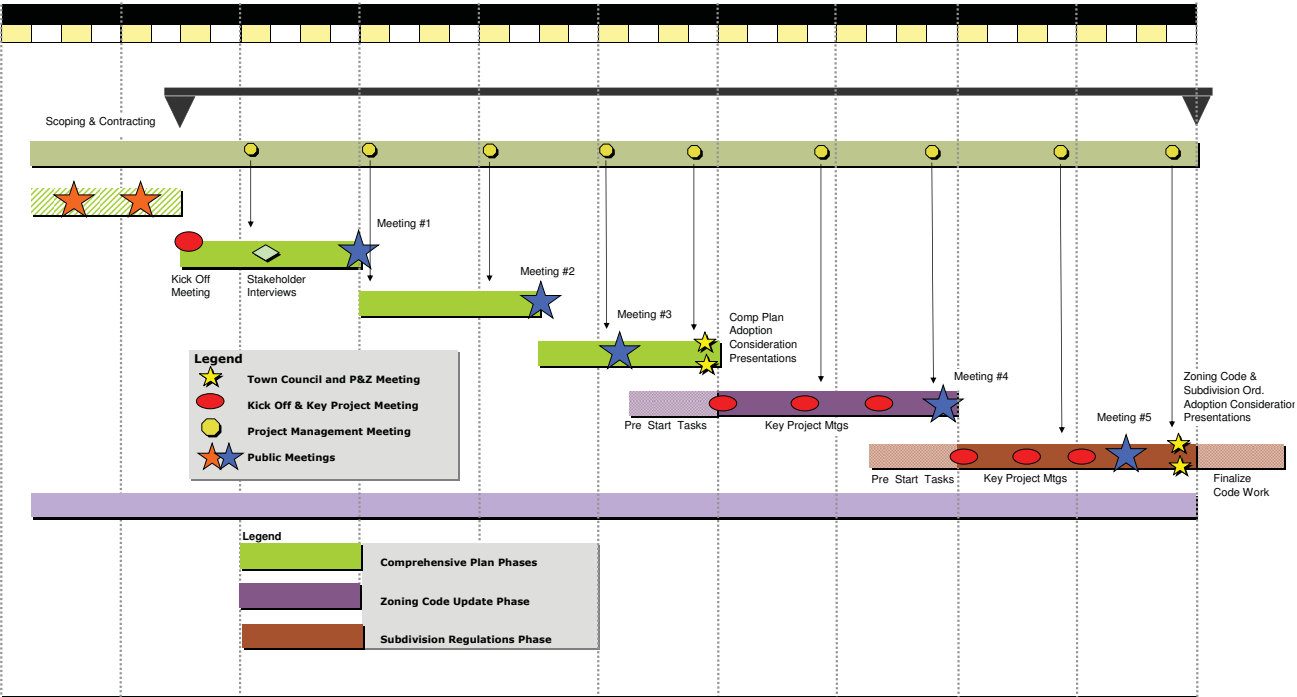


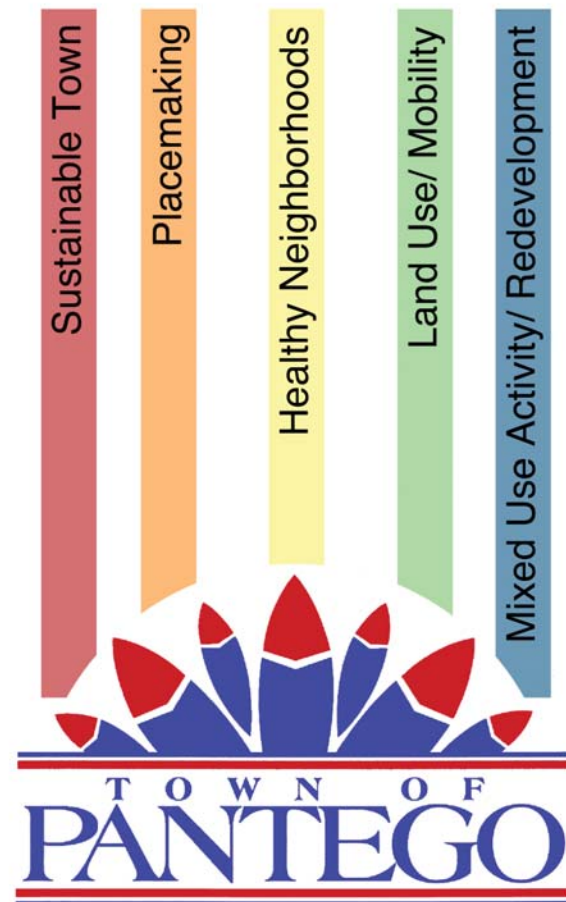
Figure 1-1: Comprehensive Plan Planning Process



Tenets of the Plan

A comprehensive plan establishes the community's aspirations for the future and defines the conceptual road map to achieve the vision. The basic philosophy of the plan is to preserve the character and quality of Pantego's existing neighborhoods while creating new community activity areas that can provide a variety of higher density housing options alongside vibrant retail and commercial uses. Tenets are defined as a principle belief held to be true that support a vision. Several core tenets were identified during the planning process that support this philosophy and are further described on the following pages and include:

1. Sustainable Town
2. Placemaking
3. Mixed Use Activity Areas from Redevelopment
4. Land Use / Mobility Relationship
5. Healthy Neighborhoods



Sustainable Town

Through long-range planning actions, the Town of Pantego will lead by example to align the community's built environment and socioeconomic activities with the natural systems that support life.

The first step in planning a sustainable community is to prepare and adopt a Town Sustainability Plan as defined by the definitions section of the appendix. The sustainable community strategy is designed to address the long term economic, environmental, and social health of Pantego and its many neighborhoods. Sustainability topics will be defined by the community and may range from employment and business prosperity, community programs and services, education, mobility, housing, energy and natural resource conservation, and climate change. These efforts are intended to provide a suggested roadmap of actions to implement many of the recommendations of the Pantego Comprehensive Plan and Revitalization Strategies intended to achieve a diverse, vibrant economy with a strong tax base, thus reducing the future fiscal burden on residents to provide town amenities and services.



Placemaking

Placemaking emphasizes creating and transforming public spaces into vibrant community places, whether they are parks, plazas, public squares, streets, sidewalks or a myriad of other outdoor and indoor spaces with public activities. These areas have amenities for all generations - children, young adults, young professionals, empty nesters and seniors.

A vibrant Pantego community in the future should be achieved by re-orienting planning and design to focus on both people and places. These efforts would promote multiple focal points and places for residents to gather, to socialize, to meet each other and to enjoy the environment. Each focal point could have its own unique venues serving different purposes.

Placemaking should create unique places with lasting value that are pedestrian in scale, mixed use with a strong civic character. Placemaking can add real value to land and the properties that are connected together. This includes, providing convenient and attractive mixed use destinations for shopping and daily necessities that are located in close proximity to neighborhoods which add value, while blending seamlessly with the character of the area.

** Photos accompanying the tenets are for graphic illustration only and are not meant to represent future physical development in Pantego.*



Mixed Use/ Redevelopment

As Pantego approaches build out, future growth should be focused on retrofitting and redevelopment opportunities of under utilized areas. This will lead to long-term sustainability and added value by creating vibrant developments out of older commercial centers that are under utilized, vacant, functionally obsolete, or in need of significant renovation as they age. It could integrate retail trends emphasizing mixed-use developments with retail, offices and residential units in a pedestrian walkable more urban environment with a sense of place.

The strategy suggests redevelopment, infill, and new growth into compact, mixed-use, and pedestrian friendly centers that are well connected to surrounding neighborhoods and have access to a range of transportation options. Increased density is a component of the new economic equation for these community building developments. These areas should incorporate attractive streetscapes and public spaces that bring people together. These centers can also provide a variety of quality urban housing types affordable to residents of all stages of life.



Land Use/ Mobility

Land uses and development types are linked together with the proper road type and mobility characteristics. It is important to maximize economic development in the Town while still fostering all the correct relationships for quality residential neighborhoods. Hence, the need to have certain types of retail along Pioneer Parkway and other more pedestrian-oriented types along Park Row Drive is one important tool for revitalization.

The following techniques can facilitate integration of land use and transportation to enhance mobility while also creating quality places, including:

1. Compatible uses in a mixed use compact environment where the proximity of uses makes pedestrian travel convenient or more convenient than vehicular travel.
2. Few access points (driveways) along the roadway.
3. Multiple points of ingress and egress serving large developments provide access to more than one local road off site, allowing traffic entering and exiting the development to be more evenly distributed throughout the local street network.
4. Connectivity between adjacent developments providing routes for all types of traffic to travel between destinations without having to use the highway or other major roads.
5. Parallel roads serve as the preferred routes to development.
6. Direct strategic growth management in the community in a manner that directs development to key locations in Town.



Healthy Neighborhoods

Pantego has a variety of livable neighborhoods making it a “Special Place to Live.” Maintaining healthy residential neighborhoods is critical to ensuring a long term sustainable community. As neighborhoods mature, the community strives to rise to the challenge of keeping them sustainable. This includes providing state of the art technology throughout the town and maintaining high-quality infrastructure such as sidewalks, streets, alleys, utilities and fences in all neighborhoods. In many cases, it also means providing a range of diverse housing choices (types, sizes and price points) for all generations in the town.

Strategic neighborhood level planning can proactively identify and target challenges of mature neighborhoods. The implementation of specific recommendations from neighborhood plans can help stabilize these areas and ensure a sustainable future. These efforts can also foster the ability of neighborhoods to inspire residents with the ambition, interest and ability to work collaboratively with the Town to implement the plan’s goals and recommendations.

The Transect

The transect, derived from new urbanist planning principles, defines the relationship between development (buildings), streets, parks, and natural features with the street network. The transect can be used as a community and town planning tool that extrapolates physical relationships and desired form. The Town of Pantego can currently be defined within a range of T zones. The area around Park Row Drive east of Bowen Road and at the intersection of these streets falls within a T4 zone (General Urban Zone). Much of the remainder of the Town fall is in a T3 zone (Sub-urban Zone) and some very small pockets of T2 (Rural Zones). One of the strengths of the transect concept is the comparison of physical changes between adjacent zones.

The transect approach is used to establish future land use recommendations which are identified in section 3. The transect approach is recommended because of the flexibility of administration and application of uses thereby keeping the plan valid for a longer period of time.

“Streets require vast amounts of land - in the United States, from 25 to 35% of a city’s developed land is likely to be in the public right-of-way, mostly streets. This is the reason we must design streets carefully to ensure the intended development occurs next to them.” Smartgrowth.org



Figure 1-2: The Transect

Planning Process

The Town of Pantego Comprehensive Plan process began in April 2011, through a kick-off meeting with Town staff. The year long process lead to the adoption of the 2012 version Town of Pantego Comprehensive Plan and Revitalization Strategies by Pantego Town Council on November 12, 2012.

The comprehensive planning process is made up of a series of interrelated tasks, that build upon teach other. Initial work included data collecting, stakeholder interviews, and defining the community’s vision and goals. The consensus reached on a draft vision statement and a set of draft goals and objectives set in place the foundation for developing the comprehensive plan. With the draft vision statement and the goals, work moved forward on developing and receiving feedback on a set of alternative redevelopment scenarios that ultimately led to an agreed upon draft plan. Once the draft plan was reached, specific elements of the plan were determined.

The final stages of the plan process focused on documenting the implementation of the plan through town policy, and the eventual approval and adoption by Pantego Town Council. The structure of the Town of Pantego Comprehensive Plan and Revitalization Strategies process was divided into a series of meetings designed to incorporate input from the community into the planning process. These workshop/meetings are detailed below:

Public input events and dates:	
Council Kick-off Presentation	April 2011
Stakeholder Interviews	May 2011
Town Council Plan Update	July 2011
Public Meeting #1	August 2011
Public Meeting #2	October 2011
Public Meeting #3 (Draft Plan)	February 2012
Town Council Final Draft Presentation	October 22, 2012
Public Hearing #1 - Planning & Zoning Commission	November 5, 2012
Final Public Hearing and Adoption	November 12, 2012

A selection of photographs from the comprehensive plan public meetings are shown to the right.



Public Meeting photos



Planning Area

The planning area for the comprehensive plan includes all the area within the Town of Pantego municipal boundaries.

The Town of Pantego is located near the middle of the Dallas-Fort Worth metropolitan area in the southeastern quadrant of Tarrant County, in north Texas. Pantego is roughly 20 miles from Dallas-Fort Worth (D/FW) International Airport and less than 15 miles from the courthouse square in Fort Worth, the county seat for Tarrant County. The western boundary of the town is located east of Park Springs Boulevard; the southern boundary is primarily Pioneer Parkway, a major east-west regional roadway connecting Fort Worth with Dallas. The eastern edge is Bowen Road and also east along Park Row Drive and Pioneer Parkway respectively. The final Town boundary is to the north and aligns mainly with Park Row Drive. Over the last fifty years as a bedroom community, Pantego has shared in much growth.

Communities adjacent to or adjoining the Town of Pantego include Arlington to the north, east and west primarily, and Dalworthington Gardens to the south. The Town of Pantego encompasses approximately 665 acres. Pantego does not have any acreage in extra-territorial jurisdiction (ETJ) as it is a land locked community within the D/FW Metroplex. Pantego accounts for less than 1% of Tarrant County's 897 square mile or 574,080 acres of land area.



Figure 1-3: Location Map

Community Goals

Community goals establish the intentions and purposes expressed by Pantego's citizens for maintaining and enhancing Pantego's growth and development. The goals serve as the basis for the comprehensive plan and provides Pantego's town staff, elected and appointed officials, citizens, and investor's guidance in implementing the plan through future town policies, studies, and ordinances.

The goals are qualitative statements that serve as the vision for the community. Many are broad in scope, each with varying phases of commitment. Pantego's goals are based on the community values. These community values are captured in the Town of Pantego Comprehensive Plan and Revitalization Strategies Vision Statement listed on the following pages. These values were expressed by citizens through stakeholder interviews, community meetings, public hearings, letters and emails, and general discussions with planners, town staff, and town officials. These goals are in no particular order.

1. Pantego should continue to create quality residential neighborhoods.
2. Pantego should support residential growth through a variety of housing types (townhouses, zero lot line, condominiums and mixed-use).
3. Pantego should support the delivery of quality, safe and dependable infrastructure.
4. Pantego should support quality redevelopment and revitalization of commercial centers/structures.
5. Pantego should support the redevelopment and revitalization of properties while providing pedestrian connections from adjacent developments and neighborhoods.
6. Pantego should continue to grow with the aid of high-quality economic development.
7. Pantego should support "Complete Streets".
8. Pantego should continue to grow its employment base through quality opportunities in clean, safe and productive occupations.
9. Pantego should support quality relationships and transitions between adjacent land uses and developments.
10. Pantego should continue to create high "Quality of Life" elements (parks, pedestrian walkways, saving mature trees, etc.) for their residents and visitors.
11. Pantego and its development should occur with respect to the natural environment and natural systems.
12. Pantego should coordinate and share resources with their municipal neighbors, which includes: pedestrian trail connections, streets, infrastructure, etc.



Figure 1-4: Location Enlargement

Section 2 : Planning Framework



Introduction

This section of the Pantego Comprehensive Plan defines the current set of physical conditions and real-estate market analysis. It also introduces the planning framework on which the plan is based. The purpose of this information is to provide a clear relationship between existing patterns and the direction of recommendations for the Town.

Current Status

Pantego stands at the physical and fiscal crossroads between its past, as a fast-growing “inner-ring” Fort Worth suburb, and its future, as an established growing urban economy. The Town experienced strong growth between the 1960s and the early 1980s, primarily driven by both its enviable location near the University of Texas at Arlington (UTA), and its adjacency to Fort Worth. By the early 1990s, Pantego’s growth began to fall behind those of newly developing “outer-ring” suburban communities, such as Keller, Flower Mound, Colleyville, Mansfield and Cedar Hill. Today, less than approximately 4% of Pantego’s land area remains vacant and developable. The remainder of Pantego consists of a mature suburban community.

As Pantego approaches the cusp of its next evolution, the type and quality of development that Pantego attracted during its growth years presents a significant challenge to the community’s future. The majority of current residential and nonresidential building stock is aging and is on the lower end of the Dallas/Fort Worth Metroplex scale in terms of size and construction quality. In fact, nearly half of Pantego’s existing housing, retail, office and industrial buildings were built prior to 1980, thus potentially approaching the end of their highest quality economic life. The community’s historic development pattern has resulted in a low-rise, low-density, low-yield land use pattern that can strain a Town’s fiscal balance. This physical pattern is not unlike many Metroplex communities. The challenge is thus: which city and/or town can do the best to compete for the redevelopment marketplace? Continuing Pantego’s current development pattern may not likely generate sufficient resources to meet the needs of a new population and aging infrastructure.

Trade Area and Market Analysis

In order to establish a community platform for growth-related policy, an analysis of current and future market conditions was researched using existing NCTCOG data sets. The market opportunity included both a “top-down” evaluation, which considered regional growth in households and employment, and a “bottom-up” evaluation, which considered the “capacity” of targeted areas within Pantego.



Figure 2-1: Trade Area

A trade area can be defined as the geographic area from which businesses or a city draw its customers. The general location of the trade area for Pantego includes the region within; Interstate 30 (I-30) to the north, Copper Street to the east, almost to Interstate 20 (I-20) to the south, and Green Oaks Boulevard to the west. This area is generally outlined on the adjacent graphic with the Town of Pantego in the center.

Planning for the strategic revitalization of a business corridor requires an understanding of its physical limitations, as well as its market limitations. The market analysis portion of the strategy, summarized here, focuses on identifying market opportunities within the Town of Pantego and Central Arlington area. The purpose of the market analysis in the context of a reinvestment effort such as this is fourfold:

1. Provide a “reality check” for the planning effort.
2. Ensure that recommendations are grounded in market and economic reality.
3. Set the stage for implementation.
4. Provide an accurate and independent “story” for potential development and investor audiences.



The market analysis demonstrates that there is market demand in the Park Row Drive corridor, and that with strategic public and private reinvestment and supportive policies, it could be successfully positioned to capitalize on local and destination opportunities.

For Pantego to effectively compete for market share there should be modifications to it’s revitalization and reinvestment strategies. As has been evidenced in other comparable communities, Pantego’s capture of regional market share is based not only on historic growth patterns, but on the Town’s posture in encouraging desired development. This includes the impacts of public policy, economic development initiatives, infill / redevelopment opportunities, and land availability.

The research further shows, that Pantego is a Town of contrasting economic fortunes – with highway locations along Pioneer Parkway producing stronger sales and income growth than Park Row Drive, while central corridors and intersections struggle. A number of current key assets and promising opportunities suggest the possibility for revitalization of the Park Row Drive commercial corridor.

Market Opportunity Summary		
Future Land Uses	Short- Term (1 to 5 Yrs)	Mid-Term (5 to 10 Yrs)
Retail		X
Specialty Retail		X
Neighborhood Serving Retail	X	
Office	X	
Class A	X	
Class B	X	
Incubator Space	X	
Housing		
Rental Apartments	X	
Rowhouse/Townhouse	X	
Condominiums	X	
Live/Work Lofts		X
Senior Housing	X	
Academic		
Office Support	X	
Class Room & Support	X	

Figure 2-2: Market Opportunity Summary

Population

Pantego and the surrounding region have experienced rapid population growth since 1970. Tarrant County (362,815) has experienced the highest net change rates in population. compared to the other D/FW counties (Figure 2-3). This growth has generally slowed in the past decade in inner-ring suburbs such as Pantego and Dalworthington Gardens. Cities to the far north of Pantego (Flower Mound and Southlake) have the highest population growth rates since 1990.

NCTCOG’s population estimates are based on current housing inventories for each city in the NCTCOG region with a population of 1,000 or more. Cities complete a building permit form that provides NCTCOG with information on building completions, demolitions, annexations and other changes in housing stock that occurred throughout the prior year.

Population estimates were developed using 2010 Census population numbers combined with building activity that occurred during the last three quarters of 2010. Current estimates use persons-per household figures from the 2005-2009 American Community Survey (ACS). Occupancy rates were derived through purchased secondary data and from the 2005-2009 ACS. The occupancy rates and average sizes were used in conjunction with changes in housing stock and group quarters to arrive at city level population growth in the last three quarters of 2010. This figure was added to the April 1, 2010 census figure to produce the estimates as of January 1, 2011.

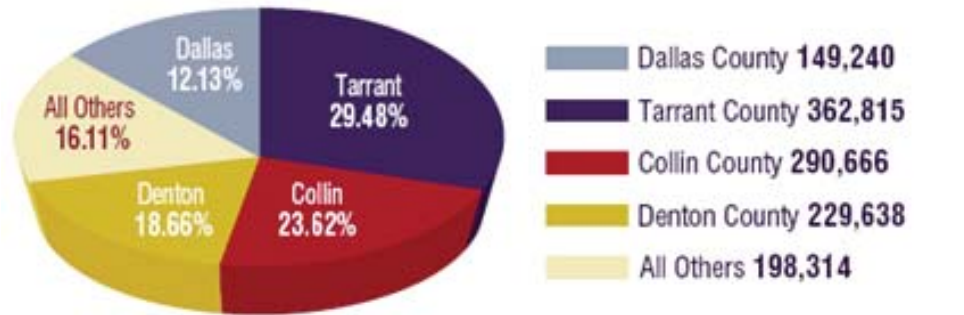


Figure 2-3: County Population Net Change from 2000-2010

Since April 1, 2010, Census Day, North Central Texas has added approximately 41,950 persons resulting in a January 1, 2011 estimated total population of 6,581,900. The official 2010 Census count for the sixteen-county region was 6,539,950. In the last decade, Fort Worth led population growth in the region in terms of absolute change by adding 206,512 residents to reach a total population of 741,206, which is a 39% increase.

Residential development in the region continued on a downward trend. Last year, new single family unit completions fell below 10,000. The previous low point for single family unit growth in recent years was in 1989, when the region added 15,250 units. Despite the slowdown in new home construction, 2010 single family occupancy rates were similar to those observed in 2009. In 2010, there were a significant number of demolitions of multi-family units; most of these were concentrated in Dallas County. The net increase in multi-family was less than 3,000 units in the region.

The new decade (2010 – 2020) is off to a slow start in terms of residential development and population growth. However, North Central Texas continues to fare comparatively well. Both economic and social indicators point to continued population growth in the region.

2011 Population Estimates							
	Final Census 4/1/80	Final Census 4/1/90	Final Census 4/1/00	Final Census 4/1/10	Estimated Population 1/1/11	Estimated Growth 2000-2010	Estimated Growth Percentage 2000-2010
Tarrant County	860,880	1,170,103	1,446,219	1,809,034	1,817,840	362,815	25.09 %
Fort Worth	385,164	447,619	534,694	741,206	746,290	206,512	38.62 %
Arlington	160,113	261,721	332,969	365,438	365,930	32,469	9.75 %
Pantego	2,431	2,371	2,318	2,394	2,400	76	3.28 %
Dalworthington Gardens	1,100	1,758	2,186	2,259	2,260	73	3.34 %

Figure 2-4: 2011 Population Estimates

The DFW Metroplex has a top ten list of cities that will grow the greatest between 2000 – 2010. Fort Worth and area, Denton and several Collin County cities are the big winners in this grouping. Regarding Pantego and the opportunity for redevelopment to occur, four (4) of these top ten cities are close and/or adjacent to Pantego; they include Fort Worth, Arlington, Grand Prairie and Mansfield.

Sustainability

Sustainability can mean many different things to the community of Pantego. However for the purpose of long range planning as in this Comprehensive Plan for Pantego, sustainability is defined as aligning the built environment and socioeconomic activities with the natural systems that support life. Inherent in sustainability is the concept of providing for today without compromising the ability of future generations to meet their needs. Actions today affect what future generations have to admire or regret.



The Town of Pantego is committed to lead by example, promote public participation, and work in community partnerships to protect the natural systems that support life and improve the quality of life.

LEED for Neighborhood Development (LEED-ND) – the rating system is designed primarily for the planning and development of green neighborhoods, whether infill sites or new developments, to diverse uses or adjacent to connected and previously developed land.

Building on the principles of LEED-ND, sustainable community planning in Pantego is organized around three (3) basic components, which are further described below in written representative text and photographs:

1. Smart Location and Linkage;
2. Neighborhood Pattern and Design; and
3. Green Infrastructure and Buildings.

Smart Location and Linkage

Development (redevelopment) and infrastructure designed and constructed with sustainable practices are beneficial to the community and the individual as well as the environment. A sustainable community emphasizes the location of development, transportation options, and preservation of sensi-



Examples of LEED-ND development include complete streets, green infrastructure and buildings, mixed use, walkability, and easy access to parks.



tive lands while discouraging sprawl. It enables a wide variety of residents to be part of the community by including housing of varying types and price ranges. Green development respects historical resources and the existing community fabric; preserves open space and provides access to parks. Green buildings, community gardens, "complete streets" and public spaces encourage activity and are beneficial for public health.

Neighborhood Pattern and Design

There are tremendous opportunities to retrofit under-utilized areas of Pantego and to promote economic development and support new growth. These efforts emphasize creating vibrant, equitable neighborhoods that are healthy, walkable, and mixed-use. In Pantego this may involve reviv-

ing old commercial shopping centers and their surrounding parking lots or adding new residential units and vibrant walkable mixed-use centers to support existing neighborhoods. Increasingly, as transit options become more available in Pantego there will be candidates for creating mixed-use, walkable developments with the potential to decrease residents' and workers' dependence on personal automobiles.

Green Infrastructure and Buildings

The natural and built environments are precious resources that should be preserved, protected and enhanced in Pantego. The manner in which the built environment is designed, constructed, and operated has a significant

impact on the natural environment, energy use, and resource consumption. The design decisions of every scale — region, city, neighborhood, block, street, and building — determine the rate at which people use energy and resources in their daily lives. These practices promote the design and construction of buildings and infrastructure that reduce energy and water use, while promoting more sustainable use of materials, reuse of existing and historic structures, and other sustainable best practices.

Existing Land Use

Existing land use for Pantego is dominated by single family detached residential. Additional attached residential, retail, office, and distribution/ light industrial make up the other development categories. Single family is found toward the middle and northern portions of the community and along the southern sides of the Pantego Branch of Rush Creek, which meanders northwestwardly through Pantego.

Most of the single family uses are standard suburban size lots that allow for quality, community character that has attracted residents to Pantego. The existing residential neighborhoods are quite solid with few vacant lots and or supporting land uses. Pantego offers some attached residential units that are located primarily in the south western quadrant of the Town.

Most of the retail, office and civic uses are developed along Pioneer Parkway (TX Spur 303), Park Row Drive, and Bowen Road. The more neighborhood serving retail and office land uses are located along Park Row Drive, and Bowen Road; including the Pantego Town Hall.

Pioneer Parkway (TX Spur 303) is a regional serving highway and is the home to many distribution/light industrial developments, along with some retail, utilities and other highway oriented land uses.

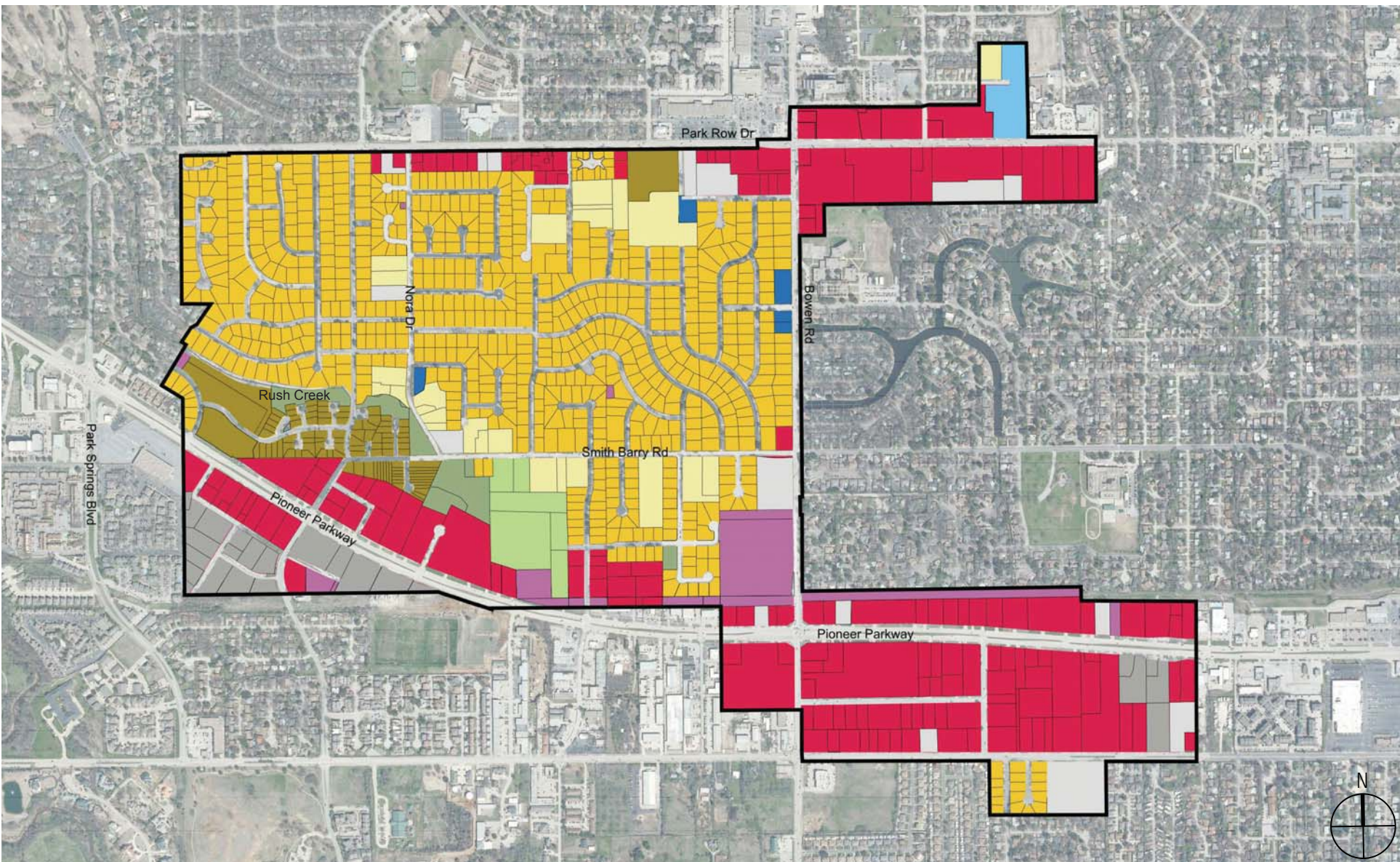
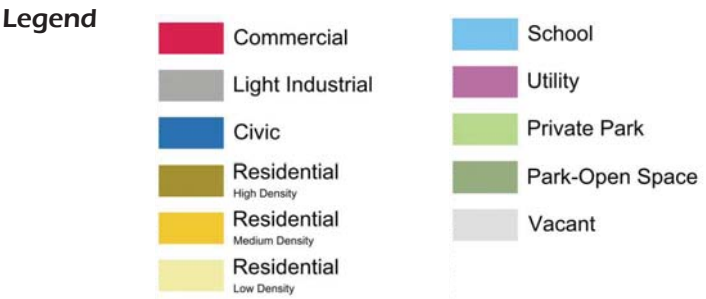


Figure 2-5: Existing Land Use





Existing Parks and Open Space

Parks / Open Space land use includes active and passive public park space as well as historic cemeteries. Most of the current inventory of park acreage is located in the southern half of the Town and focuses around Bicentennial Park. Existing parks and linkages include the following improvements:

1. Walking trails
2. Youth playground
3. Pedestrian bridges
4. Statues as public art
5. Lighting and signage
6. Creek stabilization
7. Group pavilions
8. Community gazebo
9. Vehicular parking areas

Camp Thurman is located south of Bicentennial Park and is the other major recreational area for the town. Camp Thurman is a private facility built on 14-acres between Smith Barry Drive and Pioneer Parkway. Camp Thurman has been providing the best day camp in the Arlington/Pantego area since 1969 and the most effective team building adventures for almost 10 years. They have an exciting outreach program for the community and select groups throughout the year.

Existing Patterns of Natural Features

The natural patterns created in Pantego are limited. Two creeks traverse the Town, one being the Pantego Branch of Rush Creek, which meanders northwestwardly through southern Pantego and the other being an unnamed creek, in the east, which crosses Park Row Drive. Both of these creeks could have a better system of adjacent pedestrian walkways and linkages back into the neighborhoods. Consideration should be given to preserve the natural characters of the town’s creeks in the future.

Open Spaces, wildlife, and mature tree canopy exists primarily near these two creeks, in a limited pattern within the residential neighborhoods. Additional tree canopy may be added in future years with streetscape improvements for Park Row Drive and Pioneer Parkway. Improved streetscape, along these corridors, should help provide an identification for Pantego and opportunity for additional economic development.

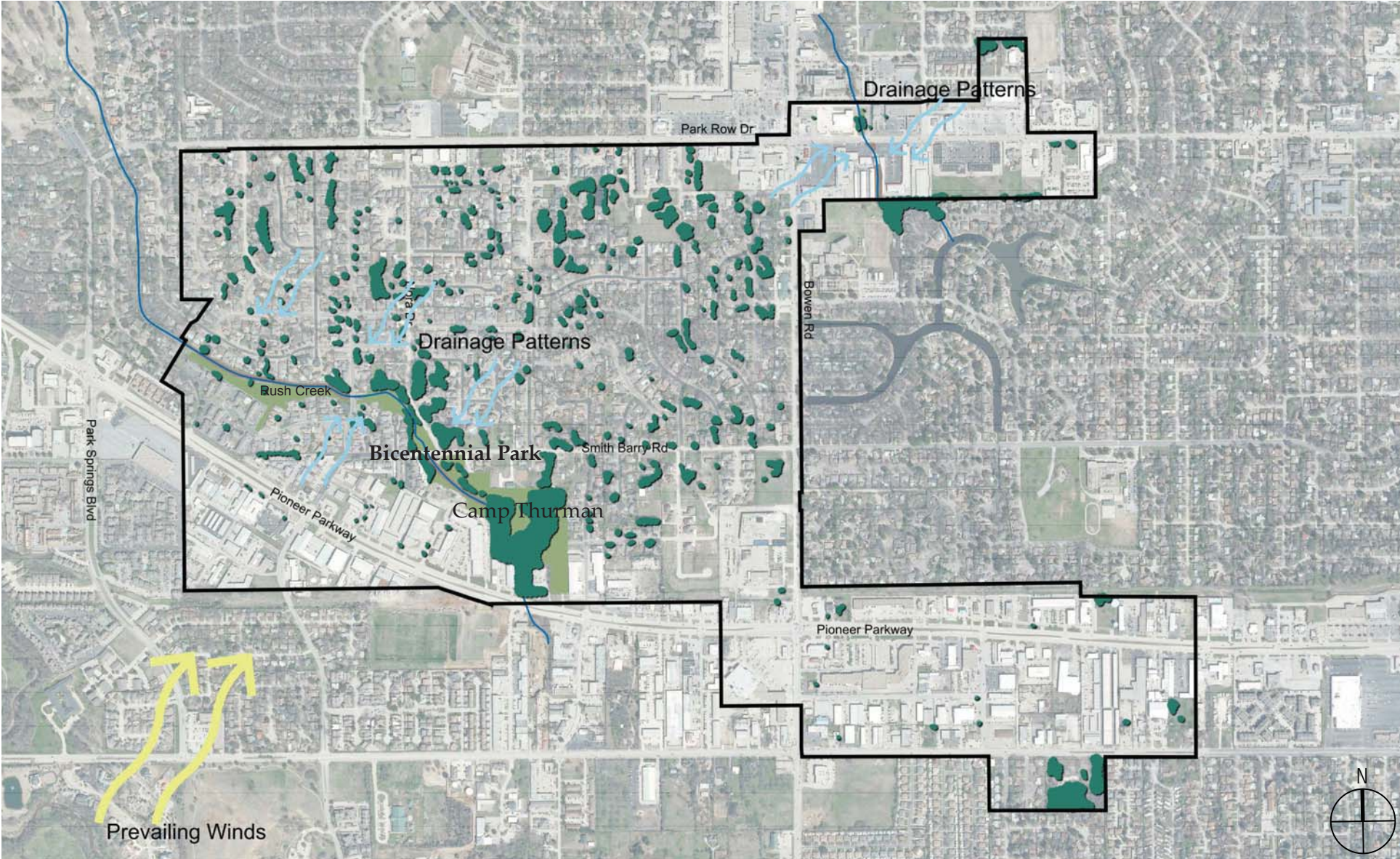
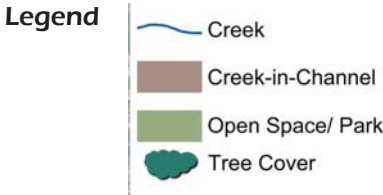


Figure 2-6: Existing Parks and Open Space



Existing Transportation and Mobility

The first step in the development of the transportation and mobility element was an assessment of the existing conditions of the transportation system. In the review and analysis several components were addressed: the existing physical network, travel characteristics, and factors that influence growth in future travel demands.

Within Pantego there are three (3) distinct town-wide transportation network systems:

1. Regional highway network
2. Local arterial roadway network
3. Neighborhood collectors

The highway network, which includes Pioneer Parkway (TX Spur 303) on the southern side of Pantego, serves regional mobility to Fort Worth, Arlington, DFW Airport and the greater North Texas region. The local arterials are defined by: Park Row Drive, Bowen Road and Smith Barry Drive. This network of local arterials provides cross-community access through and around Pantego.

At peak times, traffic congestion has approached modest levels of congestion at several locations. These increases in regional movement of people, service trucks, and children to schools have created localized congestion on Park Row Drive near the Pantego Christian Academy (PCA) and Bowen Road near Town Hall, exceeding capacity and creating travel disruptions.

The network is experiencing some congestion at daily peak travel times. Several intersections in the community are points of medium congestion and travel delays. The three (3) intersections that have the greatest congestion are:

1. Park Row Drive and Bowen Road
2. Bowen Road and Pioneer Parkway (TX Spur 303)
3. Pioneer Parkway (TX Spur 303) and Smith Barry Drive

Pedestrian and bicycle transportation in Pantego is currently not as developed as it needs to be. Much of the bicycle and pedestrian movement occurs on local neighborhood collectors and on walkways in Town parks. Better connectivity for the human scale needs to be planned. Connections and linkages between residential neighborhoods and commercial land use need to be more numerous and well designed.

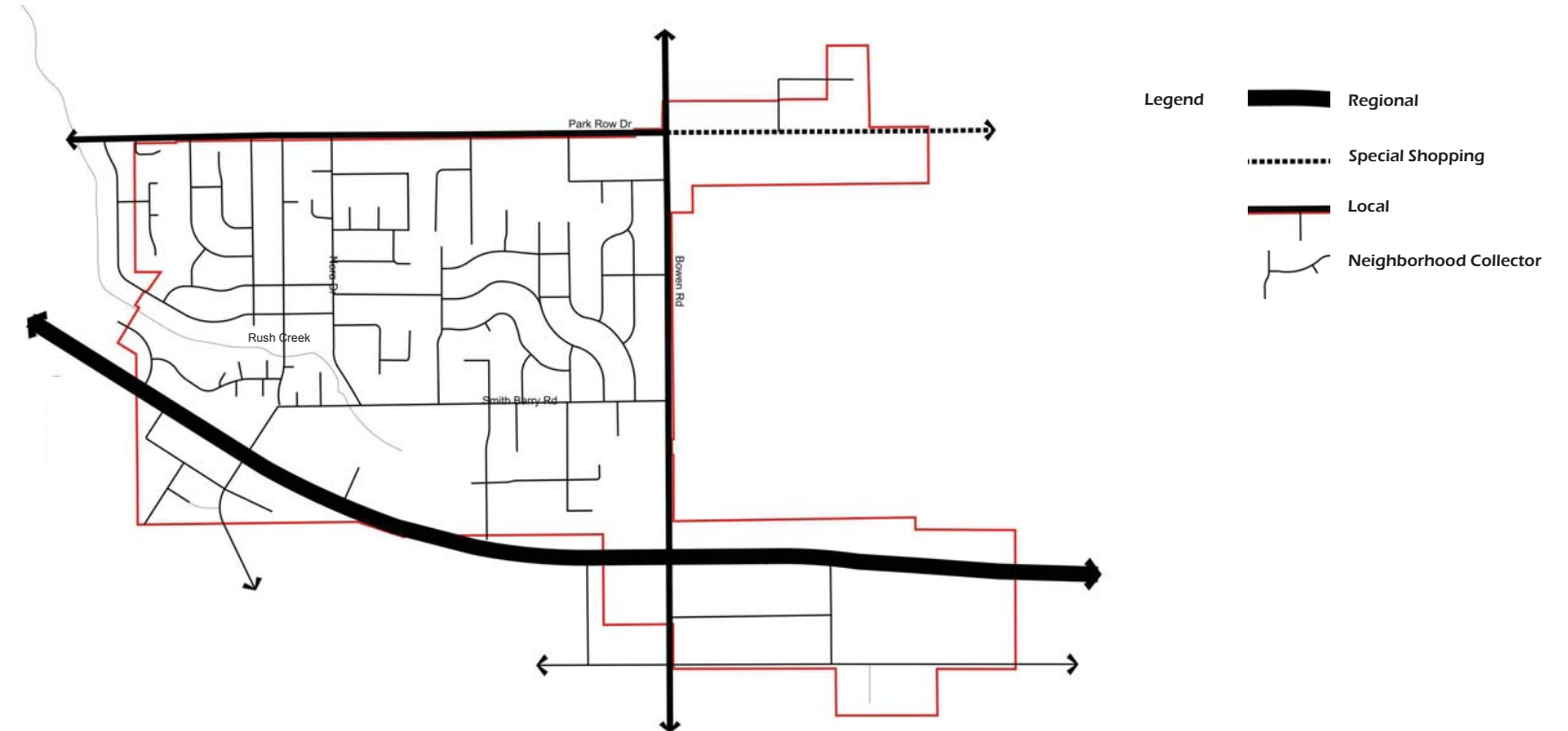


Figure 2-8: Transportation and Mobility

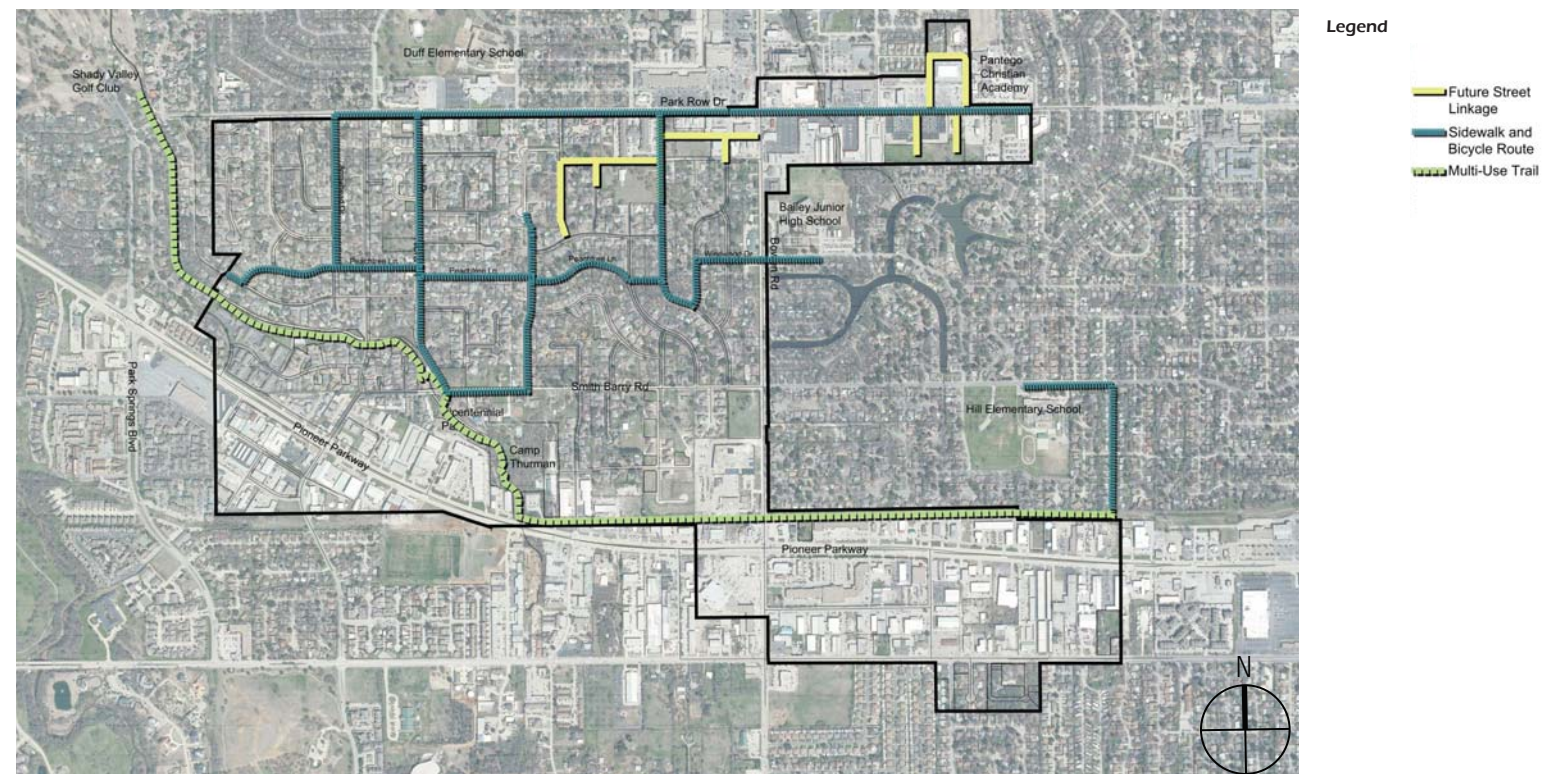


Figure 2-9: Connectivity Plan



Section 3 : Future Land Use and Redevelopment



Introduction

This Future Land Use and Redevelopment Section identifies strategies for achieving a new vision for Pantego. This section of the Pantego Comprehensive Plan and Revitalization Strategies provides a complete perspective to guide land use decisions within the Town; the interaction of land, transportation, infrastructure, and economic development; and the provision of new housing, employment and amenities needed to enhance the Town's appeal for current and future residents.

Pantego, as a first-ring suburb, is at a critical point in its history. It has many of the assets of an older, more established community, as well as the challenges. Pantego's well-established land use pattern provides a strong base from which to grow; however, as a community nearing build-out and experiencing demographic shifts, the Town should now focus on methods of preservation and redevelopment to maintain community "quality of life".

How land is used in the Town will determine its future ability to meet the housing needs of its residents; provide employment, services, and amenities; as well as maintain the Town's revenue and fiscal stability, which will ultimately determine the attractiveness and viability of Pantego as a community.

Redevelopment Potential

This comprehensive plan recommends the modification of the Town's past development pattern from that of a traditional suburb to a Town offering a wider range of neighborhoods, shopping, and employment. Guided by the Plan's strategic framework, the future land use element supports development and redevelopment that allows Pantego to achieve progressive growth, while maintaining the "hometown" character that makes the Town unique.

Redevelopment allows a community to create new life in areas that need revitalization. The concept of redevelopment encompasses a range of tools, that when applied, allow an area to address deteriorated conditions and turn once vacant or challenged properties into an economically vibrant amenity that once again meets the Town's needs. Pantego has a range of areas that once represented opportunities for thriving community gathering places that provided vital services, retail and employment. Time and the changing real-estate market, however, has left numerous areas vacant or in need of revitalization.

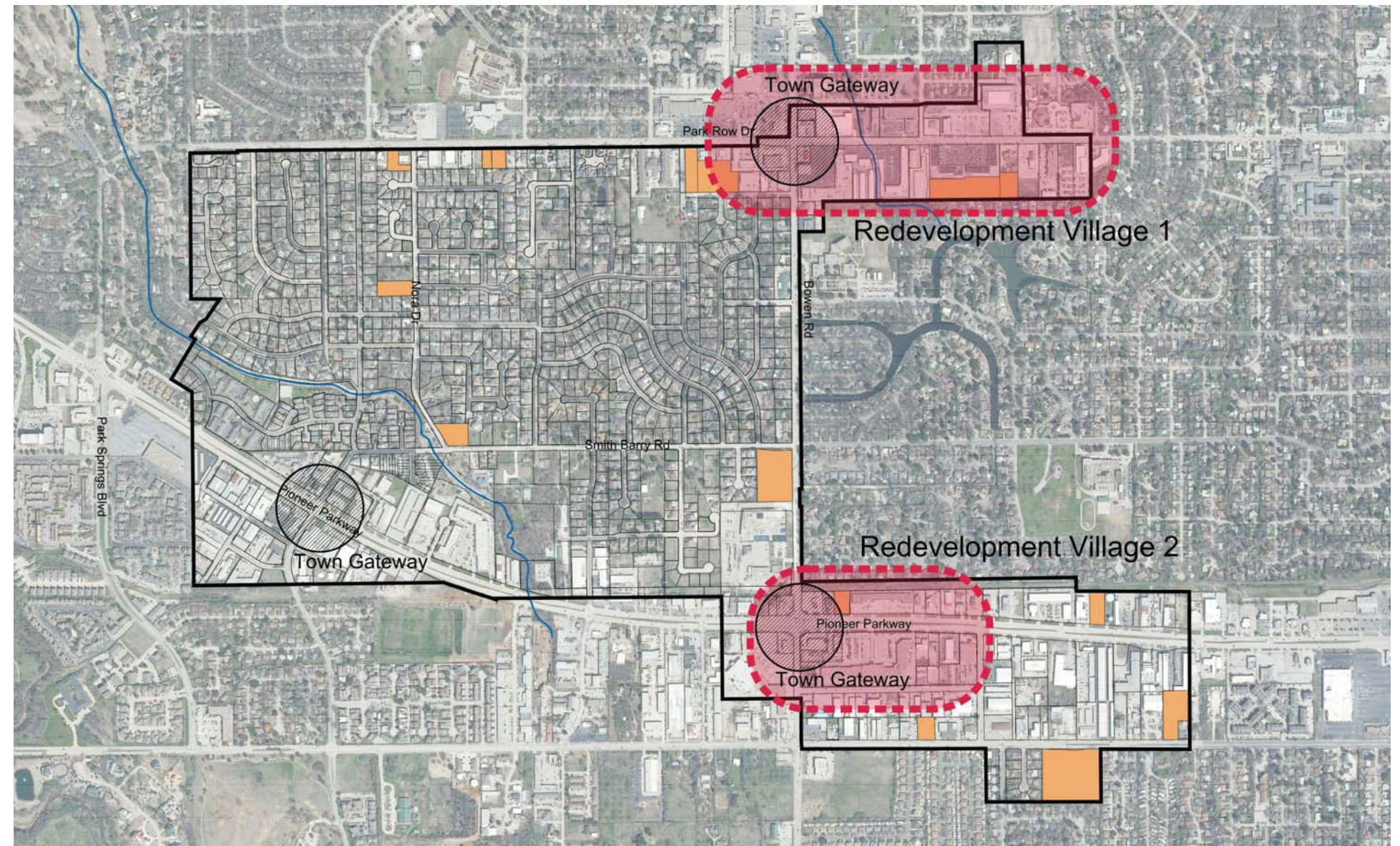


Figure 3-1: Redevelopment Villages

- Undeveloped Land
- Redevelopment Village
- Town Gateway



The ‘Redevelopment Villages’ (Figure 3-1) and ‘Future Land Use Plan’ (Figure 3-3) provides a guide for redevelopment by identifying land as a renewed opportunity for the Town. Specifically, Figure 3-1 indicates the location of the two key areas in Pantego that possess the greatest opportunity for redevelopment. Additionally, ‘Catalyst Areas’ (detailed in Section 4) identified for strategic reinvestment highlight redevelopment opportunities to revitalize and update the Town’s development pattern. Each area’s unique character highlights the importance of specific redevelopment strategies.

The town gateways identify points along the road network that define key intersections or entry points into a redevelopment area of the town (Pioneer Parkway). Town gateways should include special treatments (signage, landscape, etc.) that identify the entry point into each of these areas.

Combining the tenets of placemaking with the concepts of traditional development principles provides a direction that goes beyond changing just the Town’s land use pattern, but to create a community that is continuously evolving to meet the needs of its residents. The Pantego Comprehensive Plan identifies opportunities that can enhance Pantego’s neighborhoods and commercial centers, breathing new economic life into the Town.

Redevelopment Village 1 - Existing Conditions

Redevelopment Village 1 is primarily comprised of large lot parcels that front on Park Row Drive from the Pantego jurisdictional boundary in the east to the Bowen Road intersection in the west. Park Row Drive is physically characterized by four through travel lanes, with no on-street parking, along the entire length of this area. Left turns are permitted and unimpeded the entire length of the roadway. The roadway and its corresponding rights-of-way are under the jurisdictional control and maintenance of the Town of Pantego.

The intersection of Bowen Road and Park Row Drive functions as the primary northern gateway into the Town. This area contains a mix of automobile oriented retail, service and semi-public uses, many of significant size, including multiple shopping plazas, a small portion of the Pantego Christian Academy (PCA) campus, and a self storage facility. Vacancy rates vary per parcel, with some multi-tenant parcels experiencing upwards of 40% or higher vacancy rates. This may be due, in part, to an over saturation of similar type of available building as most newer developments in this area tend to be smaller, freestanding buildings serving one business. Older buildings are typically utilitarian in design with newer construction exhibiting some unique design characteristics formally uncommon to this area (e.g. use of brick, architectural features, and pitched roofs). Some redevelopment and reinvestment efforts are occurring in this area, most

notably along Bowen Road immediately south of the Park Row Drive intersection and at the eastern edge of the study area (e.g. Braum’s and the PCA). The sole remaining undeveloped parcel is a substantially sized land locked parcel between the Village Park shopping plaza and the single family dwellings located along Briarwood Boulevard.

Parking lots are abundant along the corridor, with most spaces unused throughout the day, creating an overabundance of asphalt. There is little to no interior or perimeter landscaping for parking lots. As a result, most parcels are covered with 100% impervious surface (parking lot, building footprint, service drives).

Sidewalks with narrow grassy lawns exist on both sides of Park Row Drive and parcel configuration is such that multiple access points are often provided for each parcel. Overhead utilities are located to the rear of parcels with most businesses receiving power from underground or from service behind the buildings east of Milby Road with overhead utilities being located directly along the south side of Park Row Drive, west of Milby Road.

Redevelopment Village 1 - Future Opportunities

Redevelopment Village 1 should maintain a mix of retail and service oriented uses to meet the daily consumer needs of the residents of Pantego and that of surrounding municipalities. The Town should investigate updating the zoning code to ensure that the flexibility in mix of uses is appropriate for the corridor. Because the Town of Pantego has full control over the public rights-of-way in this area, the Town has the opportunity, should it choose, to undertake significant changes in a selective or fully encompassing manner regarding streetscapes.

The remaining subsections of this Section identify potential future land uses for Redevelopment Village 1 (Land Use Tools, Future Land Use and Next Steps). Section 4 of this Plan, Catalyst Areas, identify more specific targeted aesthetic and functional recommendations that have the ability to provide long term stability through redevelopment and reinvestment activities on both private and public properties.

Redevelopment Village 2 - Existing Conditions

Redevelopment Village 2 is an area bounded by Bowen Road to the west, a gas and electric utility easement to the north, Duluth Drive to the east and Arkansas Lane to the south. The area is bisected east/west by Superior Drive.

Redevelopment Village 2 is primarily characterized by large lot parcels fronting on Pioneer Parkway (TX 303), a roadway and right-of-way completely under the control of the Texas Department of Transportation



Redevelopment Village 1

(TxDOT). Because of the lack of physical control by the Town of Pantego over the public right-of-way, future recommendations in this Plan can only be made for the development and redevelopment of private and public property outside of the right-of-way.

Pioneer Parkway is a six lane, boulevard type spur roadway with no on-street parking along the entire length of the roadway within the Pantego Town limits. Left turn lanes are limited at the Bowen and Duluth intersections and at a midpoint between the two intersections because of the boulevard. However, TxDOT is in the process of using Green Ribbon Parkway funds to completely overhaul all Pioneer Parkway medians including new landscaping and streetscaping. This 8 month design and construction process is expected to conclude in 2013.

The intersection of Pioneer Parkway and Bowen Road functions as the primary southern gateway into Pantego. This area contains many large lot automobile oriented retail and service type businesses along Pioneer Parkway; many of which cater to the repair and service of vehicles. Most parcels along Pioneer Parkway are double frontage with access afforded on both Pioneer Parkway and on Superior Drive. With the exception of the properties fronting on Bowen Road and Duluth Drive, all parcels are interconnected through parking lot access points along Pioneer Parkway.

Superior Drive functions primarily as a light industrial, service and business-to-business use oriented corridor. Most uses in the area are relatively stable with little vacancies along both the Pioneer Parkway and Superior Drive corridors as observed through a windshield survey.

Parking lots are abundant along the corridor, with many spaces unused throughout the day, creating an overabundance of asphalt. There is little interior or perimeter landscaping for parking lots along Pioneer Parkway and none along Superior Drive. As a result, most parcels are covered with 100% impervious surface (parking lot, building footprint, service drives).

Sidewalks are non-existent along Pioneer Parkway, Superior Drive and Bowen Road making pedestrian travel extremely unwelcoming and unsafe. Several persons were observed walking in the grassy medians along Pioneer Parkway near the Bowen Road intersection. Because of the deficiency of sidewalks, connectivity is lacking between the residential neighborhoods to the north and south of the Redevelopment Village 2 area. Overhead utilities are present along Pioneer Parkway, Bowen Road and Arkansas Lane with a large east/west utility easement containing electric and gas transmission lines behind the properties fronting on the northern side of Pioneer Parkway.

Redevelopment Village 2 - Future Opportunities

The Town of Pantego has little to no control over Pioneer Parkway because it falls under the jurisdiction of the Texas Department of Transportation (TxDOT). However, some things can be achieved to maintain the viability of this area and increase its visual and functional capabilities. TxDOT is in the process of using Green Ribbon Parkway Funds to completely landscape all medians. This 8 month process will provide for a positive visual impact along the corridor and will serve to green the public right-of-way.



Redevelopment Village 2

Outside of the public right-of-way, the Town of Pantego should:

1. Provide for the flexibility of mixed of uses in the zoning code that make this area viable including, but not limited to business to business uses and retail uses. Many of the types of service uses currently located in this area are not available along Park Row Drive, but are needed in the Town. This area has become the appropriate location to provide for these more intensive uses.
2. Continue to ramp up efforts regarding code enforcement along Pioneer Parkway to eliminate the visually unappealing outdoor storage, property and building maintenance issues that occur along the corridor.
3. Consider reducing the amount of off-street parking required for uses as current zoning regulations are excessive, creating an overabundance of underutilized or unused parking spaces. Also consider including a maximum standard to prevent a developer from providing an excessive amount of paved surfaces along the corridor.
4. Consider implementing simple design controls that provide a level of design continuity along the corridor. This may include more intensive buildings, landscape, and buffering regulations to reduce the visual and physical intensity of the built environment (buildings, parking lots, etc.).
5. Reduce the number of curb cuts for individual parcels, where possible, along the Pioneer Parkway corridor to promote good access management principles as even the smallest parcels have multiple points of access over a relatively short distance. For example, the parcel at the southeast corner of Bowen Road and Pioneer Parkway has four curb cuts. This increases vehicular conflict points as drivers enter and exit the property, causing for potentially unsafe conditions.
6. Establish pedestrian access along Bowen Road to provide the ability for residents to reach Pioneer Parkway businesses safely and efficiently from adjacent neighborhoods.
7. Entertain the potential of providing sidewalks along Pioneer Parkway to promote pedestrian access. This would require future coordination with TXDOT.
8. Investigate the opportunities for a pedestrian trail along the utility easement behind the properties fronting on the northern side of Pioneer Parkway.

The remaining subsections of this Section identify potential future land uses for Redevelopment Village 2 (Land Use Tools, Future Land Use, Next Steps).



Land Use Tools

Land use regulations and development standards are effective tools for creating vibrant neighborhoods, mixed-use centers, and employment centers described in the comprehensive plan. The Future Land Use Plan is a guide for the community’s land use patterns, but it is the use of zoning that implements this desired pattern. Zoning determines what uses are appropriate in various areas and in conjunction with, or in proximity to each other. Development standards can be crafted to affect the form, function, and placemaking elements that are described through the Pantego Comprehensive Plan development types.

Future Land Use

The Pantego Future Land Use Plan is based on the principles of the transect. The transect was introduced in the 20th century by Andres Duany. Duany wanted to understand the way humans were organizing themselves in different settings (rural, suburban, urban). Additionally Duany desired to try and combat the sprawl issue many communities were facing by moving towards a more traditional neighborhood and community design. He extended the natural transect to include the built environment. The rural-to-urban transect is divided into six transect zones. These six zones vary by level and intensity of their physical and social character, see Figure 3-2.

Each land use category corresponds to a transect zone and will be detailed in the following pages. The Future Land Use Plan serves as the framework for future development and redevelopment decisions in Pantego. It is intended to guide appropriate land use, character, scale and intensity of future development. The land use designations are for planning purposes and do not represent a change to existing zoning or subdivision regulations. Efforts to implement the principles of the transect in Pantego are to be accompanied by zoning code revisions at a later date. The following pages describe each land use category and the corresponding description.

The importance of transect planning for Pantego in the future is a contrast to previous “Euclidean” zoning and suburban development planning. The transect, by contrast, is a framework for more human-scale built environments focused around walkable connected neighborhoods and multi-modal transportation (future) while decreasing the reliance on the automobile. It creates the framework for growth; it promotes increased pedestrian life, safety, community identity, and protects natural environments. This Future Land Use Plan is designed to promote higher “quality of life” for citizens and promote new pedestrian scaled economic development.

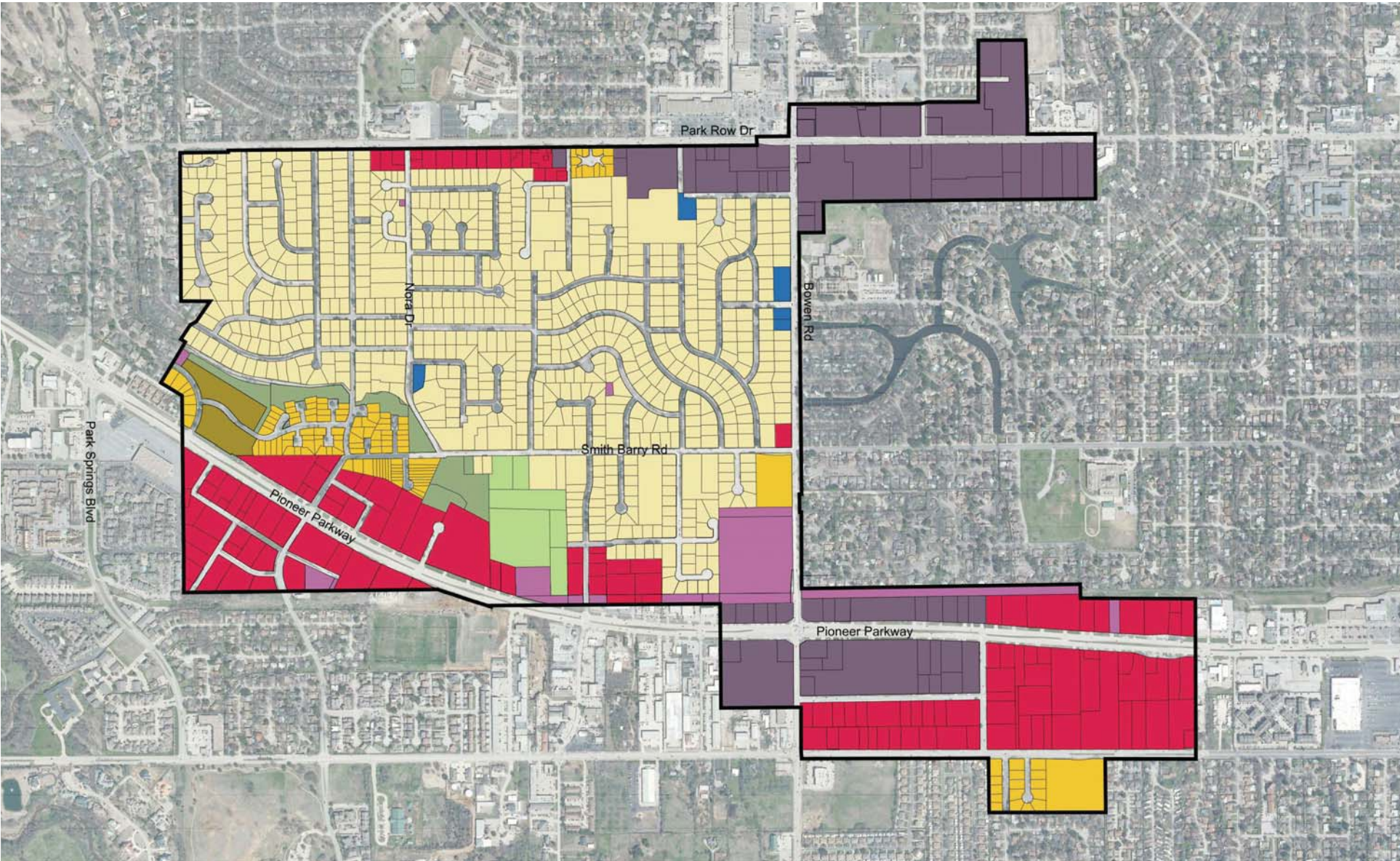


Figure 3-3: Future Land Use Plan



Figure 3-2: The Transect





Commercial

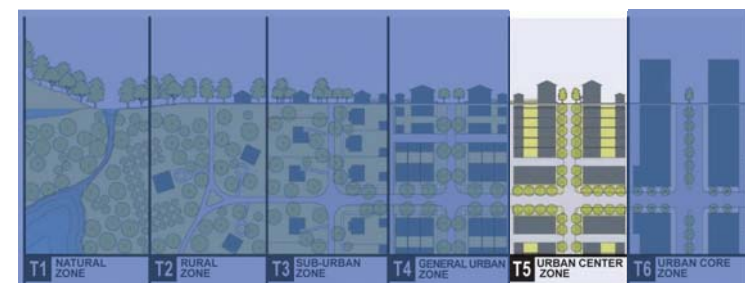
Intention:

To provide areas for multiple levels of employment, warehouse, and light industrial activities typically dependent upon good transportation access to highways and/or the DFW airport. In a more limited development type, to provide areas within Pantego for conventional multi-intensity regional and local commercial uses and office developments dependent upon good transportation access to highway roadways (Pioneer Parkway).

Uses:

Medium to large scale warehousing, light industrial, wholesale storage and distribution, showrooms, office/warehouses, research and development, technology centers, hotels, multi-story office and ancillary retail, service and restaurant uses that serve the retail and service needs of the town.

Generally Compatible Pantego Zoning Categories: C-1, C-2, C-3, C-4, L1
Compatible Transect Zone: T5



Mixed Use

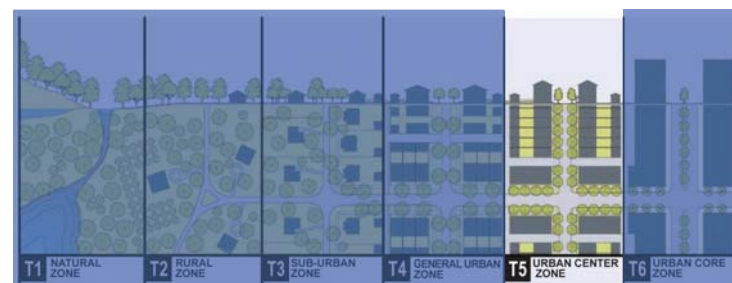
Intention:

To provide areas for neighborhood serving retail, restaurant and service uses, as well as upper story residential units above commercial uses and higher density attached residential uses. Such areas are compatible with and serve the daily shopping, dining and service needs of nearby residential neighborhoods. These areas provide unique retail, restaurant and cultural destinations with a more urban lifestyle.

Uses:

Retail, restaurant, office, residential dwellings (attached & upper story), civic, and institutional uses primarily intended to serve nearby neighborhoods. Nonresidential uses are limited to compact, neighborhood-serving uses rather than large-scale or regional-serving uses. Residential uses are encouraged on the upper floors of mixed-use buildings. Residential may be attached or multi-unit residences integrated into the overall site design of the mixed-use center in order to allow residents to access the commercial uses by walking. The zone is not intended for single-story conventional retail centers requiring outdoor display or sales yards, unless the outdoor venue is dining.

Generally Compatible Pantego Zoning Categories: C-2,C-3
Compatible Transect Zone: T5



Civic

Intention:

To provide areas for civic work that benefits the Town of Pantego, as one example, along with other organizations, healthy living and religious worship.

Uses:

Includes development and facilities such as: Pantego Town Hall, Fire Stations, Schools, Churches and facilities of worship for all faiths, and additional quasi-public civic facilities.

Generally Compatible Pantego Zoning Categories: n/a
Compatible Transect Zones: T4, T5, T6



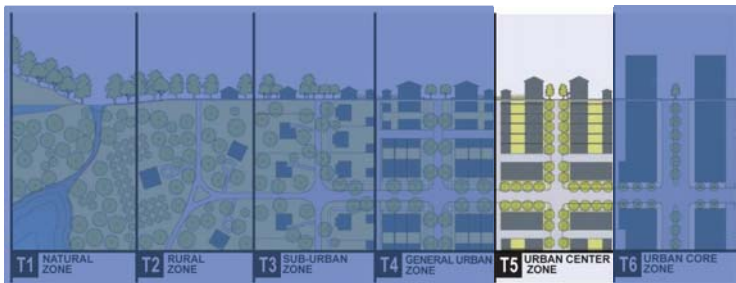


Residential - High Density

Intention:
To provide areas for a wide variety of higher density residential uses (typically greater than eight dwelling units per acre) that serve the needs of residents seeking alternatives to low and medium density single-family detached or attached housing. These areas may serve the needs of first-time home owners, empty nesters, and other residents seeking to downsize or maintenance provided dwellings in Pantego.

Uses:
Apartment buildings

Generally Compatible Pantego Zoning Categories: R-4
Compatible Transect Zone: T5

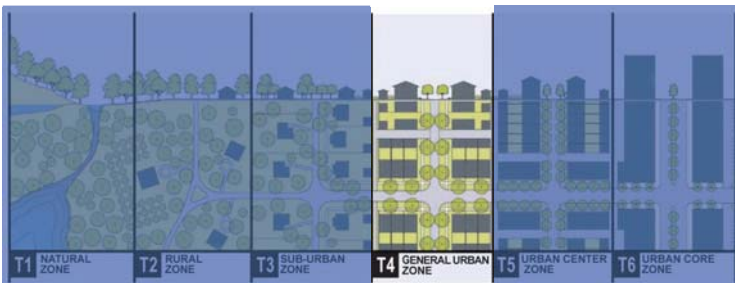


Residential - Medium Density

Intention:
Provide areas for a wide variety of dense residential uses (typically greater than four dwelling units per acre) that serve the needs of residents seeking alternatives to low and high density housing. These areas may serve the needs of first-time home owners, empty nesters, and other residents seeking to downsize or live in low maintenance dwellings in Pantego.

Uses:
Townhomes, patio homes, small-lot single-family attached and detached dwellings, two family/duplex units and ancillary, small-scale support uses that serve the residents of the residential neighborhood.

Generally Compatible Pantego Zoning Categories: R-2, R-3
Compatible Transect Zone: T4

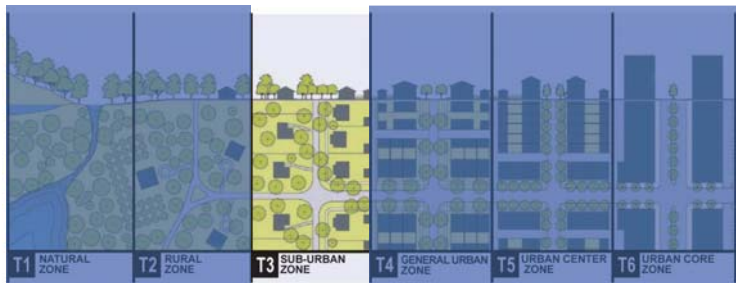


Residential - Low Density

Intention:
Characterized by single-family detached homes with a modest level of density that is typical to current North Texas communities. The single family density for this land use area is typically at a maximum at four to five dwelling units per acre. These neighborhoods form the backbone of Pantego and provide the current primary housing stock for families.

Uses:
The use promotes a neighborhood setting with single-family detached houses. Single-family homes should make good use of the connections with Pantego's creek channels to support additional pedestrian trails. Recreation and leisure amenities, neighborhood schools, parks and other community facilities add to the "quality of life" for residents.

Generally Compatible Pantego Zoning Categories: R-1
Compatible Transect Zone: T3





School

Intention:

To provide areas for learning and study that benefits the community. These developments typically include interior and exterior areas for learning with support functions.

Uses:

Includes development and facilities such as Arlington Independent School District (AISD) schools and Pantego Christian Academy (PCA) facilities. These can be current and or future developments. (Currently the PCA campus is located in a mixed-use zone)

Generally Compatible Pantego Zoning Categories: n/a

Compatible Transect Zones: T3, T4



Private Park

Intention:

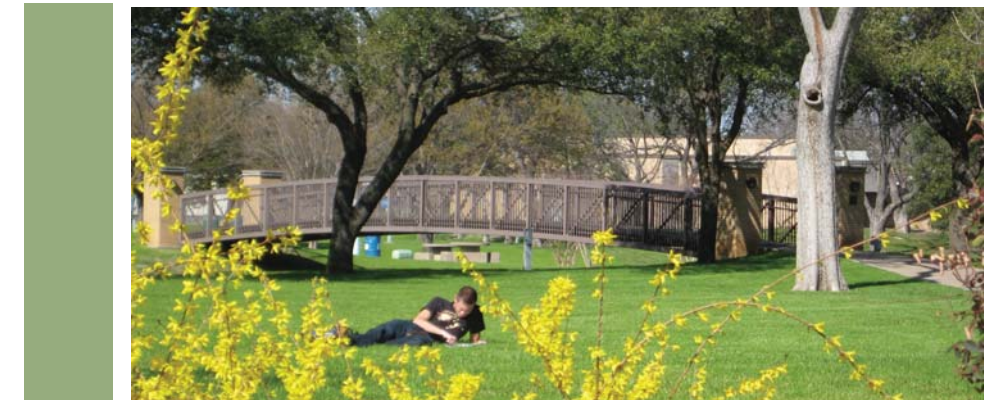
Existing, future parks and open spaces in Pantego are organized across all transect zones reflected by the Future Land Use Plan. This zone defined as private; ranges from naturalistic treed areas, sports fields, children's play areas, large outdoor structures and the facilities to accommodate large groups of people.

Uses:

Camp Thurman with its many facilities for outdoor enjoyment as well as support facilities which may include; parking, food service, maintenance, team building and health care.

Generally Compatible Pantego Zoning Categories: n/a

Compatible Transect Zone: T2



Park and Open Space

Intention:

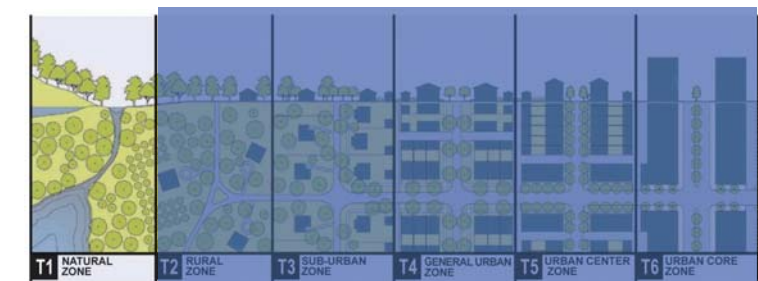
Existing, future parks and open spaces in Pantego are organized across all transect zones reflected by the Future Land Use Plan, ranging from naturalistic corridors, sports fields, children's play areas to formal civic spaces.

Uses:

Green linear parks, athletic fields and sports complexes, children's play areas, civic spaces, squares and formal gardens along with the supporting maintenance, parking, security and signage facilities.

Generally Compatible Pantego Zoning Categories: n/a

Compatible Transect Zone: T1



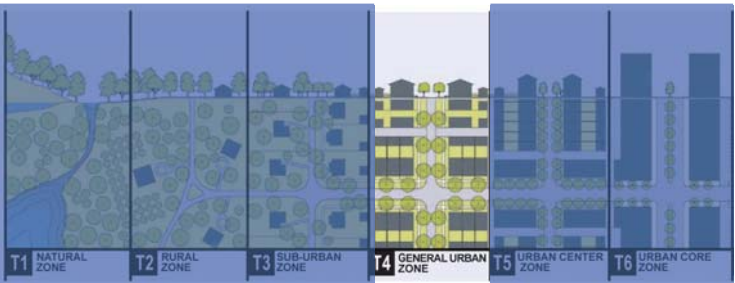


Utility

Intention:
To provide areas for utility transfer, distribution, and maintenance for the Town and overall North Texas network.

Uses:
These utility providers and products include: water, electricity, natural gas, Carrizo oil and gas, cable, high speed internet cable and cell phone towers. These include rights-of-ways (ROW's), easements, distribution stations and specific spot aerial facilities.

Generally Compatible Pantego Zoning Categories: n/a
Compatible Transect Zone: T4



Next Steps

To ensure continued progress towards the direction identified within the Land Use and Redevelopment Element, the following actions are recommended for implementation. A full outline of implementation actions and associated time lines are found in Section 5: Implementation Strategies.

1. Develop and adopt a Zoning Code and Subdivision Ordinance that implements the identified future land use program for the community and facilitates the vision for Pantego.
2. Create a set of development guidelines for each future land use zone that is reflective of the character and quality of physical development desired. An example outline is noted below as a note of beginning:

Commercial

The development form typically contains large format buildings with surface parking lots. Where possible, development within this district mixes compatible uses such as hotels, offices and restaurants within a single development to facilitate walking between uses and reduce automobile trips.

Categories include:
Connectivity, Open Space, Setbacks, Building Character, Street Edge Orientation, Residential Compatibility and Parking.

Mixed Use

The mixed use center has a unique character and “sense of place” with an identifiable focus and defined “people places” for residents, shoppers, workers and visitors to gather and interact. These areas provide opportunities for higher density attached housing options.

Categories include:
Connectivity, Civic and Gathering Spaces, Setbacks, Building Form, Compatibility with Surrounding Development, Street Edge Orientation and Parking

Residential – High Density

Residential High Neighborhoods are denser than standard residential neighborhoods, typically with attached housing types and multi-story structures. These areas are located and designed in a manner to provide residents nearby access to neighborhood retail, services, and future transit facilities within convenient walking and biking distance.

Categories include:
Connectivity, Civic and Gathering Spaces, Setbacks, Building Form, Compatibility with Surrounding Development, Street Edge Orientation and Parking

Residential – Medium and Low Density

Neighborhoods include a well integrated mix of housing choices and support uses: single-family, low density attached housing, civic, and limited neighborhood-oriented retail uses.

Categories include:
Connectivity, Open Space, Setbacks, Building Character, Street Edge Orientation, Residential Compatibility and Parking.

3. Complete an urban design master plan for the Park Row Drive Redevelopment Village #1 and Pioneer Parkway Redevelopment Village #2.
4. Complete a Pantego Parks & Recreation Master Plan for future development of park amenities and the pedestrian trails to connect them with neighborhoods and mixed-use activity centers.

Section 4 : Catalyst Areas

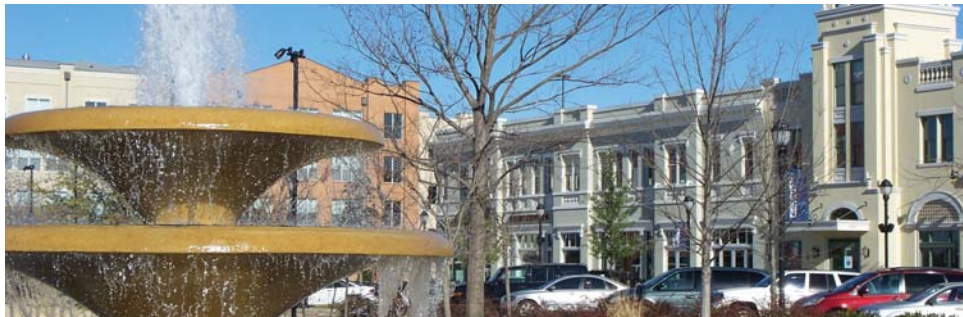


Introduction

The Town of Pantego, should initiate a process to recommend that future improvements in the catalyst areas occur with aesthetic and functional continuity toward increasing quality economic development. The Pantego Comprehensive Plan should serve also as a starting point for the Revitalization Strategy, providing recommendations for investment and policy reform that can be implemented over the near and long-term.

This plan (and subsequent recommendations) take advantage of the current existing conditions along the corridor and focuses on making Pantego and Park Row Drive more attractive to developers, business owners

and prospective residents. Currently, the NCTCOG's lower projections for population and job growth would likely occur if the Town and policy makers continue business as usual. New population and job growth can only occur if the Council, Town staff and its partners adopt approaches capitalizing on current opportunities; this catalyst plan is one of those new approaches. Obtaining a greater portion of area population and job growth will require policies that encourage higher-density redevelopment, a greater mix of complementary land uses, and pedestrian access and connectivity through Town.



Examples of mixed use development prototypes

Figure 4-1: Park Row Catalyst Area Plan



Sustainable Economic Revitalization

The cornerstone of a sustainable economic revitalization is the readiness of a community and its public and private partners to direct limited resources geographically, while at the same time, implementing policies and programs that benefit the entire community, or Town.

Encouraging strategic investment in a relatively compact environment which contains an appropriate mix of land uses, gives greater emphasis to pedestrian access, and creates a unique “sense of place”; this targeted investment approach has been identified as a central tool for the Comprehensive Revitalization Plan and Strategy.

The premise behind the selection of catalyst areas assumes concentrating limited public resources in select areas that will have a positive economic “ripple effect” in surrounding neighborhoods, corridors and influence areas. In this way, the Town (as a public partner) can effectively “leverage” private investment efforts to bring about sustainable economic revitalization. Government has the longest-term investment in the community; it is appropriate for the Town to “open” the way for reinvestment by the private sector. Initially, the Town must implement community-wide policies and programs that help to “ready the environment” for sustainable investment and then engage the private sector at a catalyst level to leverage beneficial development.

Community Wide Strategies

Community wide strategies establish the foundation for reinvestment within the catalyst areas. Necessary future changes on a community-wide basis can include: a repositioning of Pantego’s role in the regional market; restructuring of its physical development pattern; making Park Row a destination for the local and regional community; recognition of the economic challenges inherent in infill and redevelopment; and, aggressive recruitment of niche market opportunities, and others as jointly defined by council and Pantego Economic Development Corporation (PEDC).

Catalyst Area Strategies

As described in the “Setting the Stage”, Section 1 of this report, a central tenet of creating new community activity areas is directing strategic investment to targeted districts of the Town, identified as catalyst areas or mixed use areas. For each of these catalyst areas, a series of implementation strategies was developed to encourage and attract private investment and reinvestment. The Pantego Comprehensive Plan identified six (6) catalyst areas for focused public sector initiatives;

#	Area	Name of Catalyst Area
1.	Area A	Park Row Drive
2.	Area B	Village and Creek
3.	Area C	Residential Village
4.	Area D	PCA Village
5.	Area E	Park Row South Village
6.	Area F	Park and Bowen Village

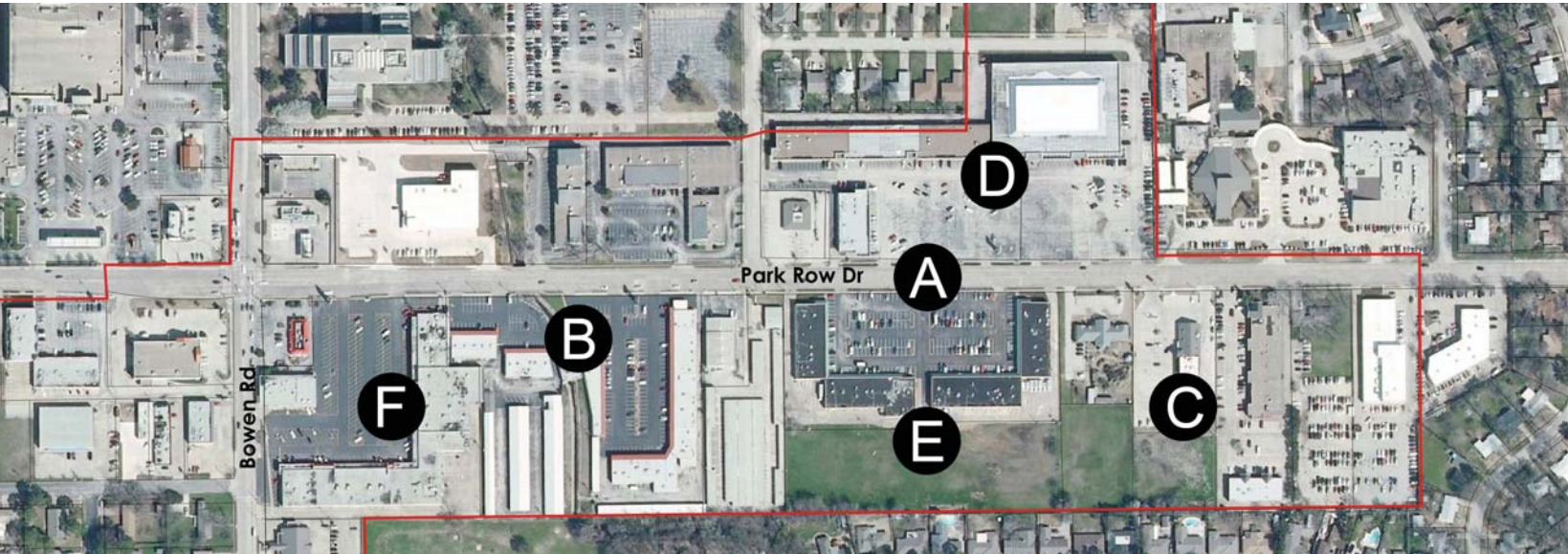


Figure 4-2: Catalyst Area Key

Area A - Park Row Drive

Existing Conditions

Currently, Park Row Drive is configured as a standard four (4) lane undivided street typical of suburban development in the 1960's, which has no relationship to the adjacent land uses it serves. The existing pedestrian walkways are also outdated and do not serve the pedestrian well.

Redevelopment Concept

The focus for an improved street should include: the pedestrian, the bicyclist, the motorist, and the commercial interests along Park Row Drive (existing and future).

One concept is to create a "Complete Street" for Park Row Drive. A complete street is a roadway that is equally designed for motor vehicles, pedestrians, bicyclists, strollers, children walking to PCA, and the commercial/retail land uses along the corridor. This type of street is designed to improve the environment for all, while increasing economic development opportunities. The future land use pattern along this roadway can support a complete street approach.

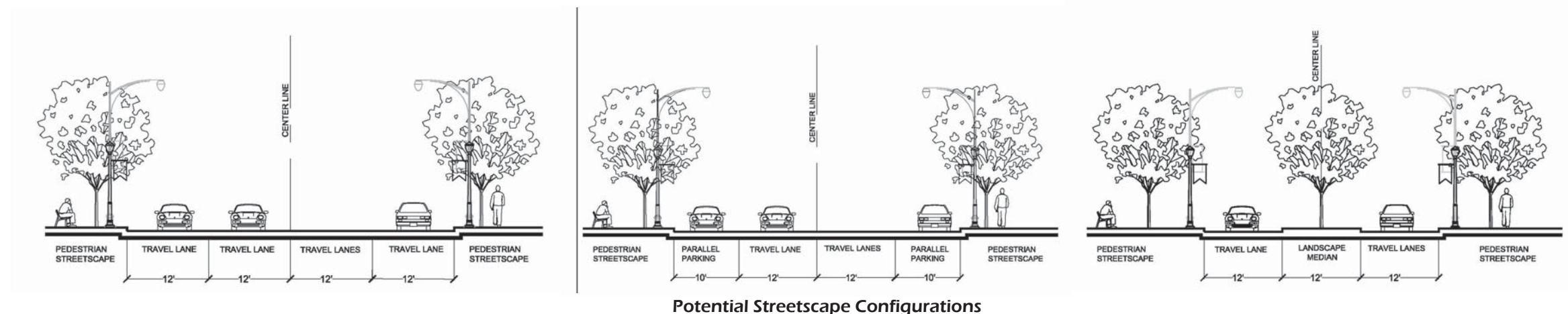
The redesigned street could include typical traffic calming options to support new retail, similar to a Main Street environment. Best practices could be implemented to slow down traffic speeds along the road and create increased pedestrian activity. A reduced travel speed along this segment of Park Row Drive is recommended. Complete streets can be designed with many different configurations relating to site specific opportunities and constraints. Configuration of Park Row street section will be confirmed in future detailed analysis. The graphics to the right show multiple potential redesign approaches.

Elements of a redesigned "Complete Street" should include:

- Parallel parking
- Traffic Calming
- Street trees for shade
- High visibility crosswalks
- Pedestrian signage
- Curb extensions
- Wide pedestrian sidewalks
- Bike racks
- Pedestrian and street lighting
- Benches and other street furnishings



Figure 4-3: An Option for Park Row Drive





Area B - Village and Creek

Existing Conditions

Currently the area is a mixed layout of retail, office and mini-storage uses. This catalyst area includes land on both the north and south sides of the street. There is a creek that crosses the street diagonally, on the south side of Park Row Drive, the creek is enclosed in a large box culvert. The creek is open air on the north side of the street, and includes some landscape and large shade trees. Some of the current development space within the Lakewood Center and Westbury Square is vacant.

Redevelopment Concept

One primary redevelopment concept is to create new leasable development up close to the redesigned Park Row Drive – “Complete Street”. Along with this, is to create an amenity space that could be a focus for pedestrian scaled mixed-use activity center or village. Using the existing creek as an amenity, bringing it to the surface and letting it feed small lakes within new park spaces provides additional market capture opportunity.

Economic Development Strategy

Existing buildings suggested to be preserved in this concept are shown in white in Figure 4-4. Some structures are replaced in the concept with buildings of greater density and closer to the street. Replacement also allows new taller buildings to be built back near the school property.

Key assets of this area include:

- Large tracts of developable land
- Existing creek
- High visibility to intersection of Park Row and Bowen (close relationship)
- Two (2) park spaces (green)
- Under developed back edge

This new development pattern may attract:

- Retail (red)
- Townhouse residential (brown)



Area B Existing Condition



Conceptual Phase One



Conceptual Phase Two



Conceptual Phase Three

Figure 4-4: Area B Phasing Concept

Area C - Residential Village

Existing Conditions

Currently the area is void of development use and is located behind Braum's and Southern Flair Photography shop. This catalyst area includes land on the south sides of the street. Across the street from this area is the Pantego Christian Academy (PCA) campus.

Redevelopment Concept

One redevelopment concept is to create new development on current vacant property. This development potential, in this example, occurs with the aid of a new public street which provides pedestrian and vehicular access to Park Row Drive, along with the market capture opportunity.

Economic Development Strategy

All existing buildings should remain in this concept and are shown in white. Additional new development can be built behind the Braum's on current vacant property, and accessed by a new public street.

Key assets of this area include:

- Large tract of undeveloped land
- New public street
- Excellent location and relationship to street for new residential

This new development pattern may attract:

- Townhouse residential (brown)



Area C Existing Condition



Conceptual Phase One



Conceptual Phase Two



Conceptual Phase Three

Figure 4-5: Area C Phasing Concept



Area D - PCA Village

Existing Conditions

Currently the area (single large building) is being occupied by support uses of the PCA campus. This large retail building with surface parking in the front had been vacant prior to the educational use.

Redevelopment Concept

One redevelopment concept is to create new leasable development up close to the redesigned Park Row Drive – “Complete Street”. Along with this, is to create an amenity space that will be a focus for a pedestrian scaled activity center or village. A pair of streets will connect along the park-like square that can form the center for new retail uses and connect with Lavern Street.

Economic Development Strategy

The larger existing buildings suggested to remain in this concept are shown in white. This concept is designed to create a larger retail development opportunity at the front of Park Row, and have an open space / green square relationship with PCA. Surface parking, in this concept, is moved to the side and rear of the buildings

Key assets of this area include:

- Large tract of developable land
- Public streets (2)
- Green square (green)
- Shared parking (sides and rear of property)
- Infill retail development along Park Row Drive

This new development pattern may attract:

- Retail (red)



Area D Existing Condition



Conceptual Phase One



Conceptual Phase Two



Conceptual Phase Three

Figure 4-6: Area D Phasing Concept

Area E - Park Row South

Existing Conditions

Currently the site has an existing retail development pattern with surface parking on the front part of the property. The structures in their current layout actually block views to the (undeveloped) back part of the site. The retail structures along the back half of the current development are primarily vacant due to poor visibility from Park Row. There is no amenity existing to entice development to the back half of the property.

Redevelopment Concept

One redevelopment concept would be to create new leasable development close to the redesigned Park Row Drive – “Complete Street”. Along with this, is to create an amenity space that could be a focus for a mixed-use activity center or village. A street could connect to a park-like square that would be the center for new retail, or office and residential uses. The specific mix of uses can be determined in the future, but a mixed-use project is a key to successful revitalization of the corridor. A means of access, whether public or private, must be identified to properly service the land locked parcel to the south, prior to determining land uses.

Economic Development Strategy

The existing buildings suggested to remain in this concept are shown in white. Additional new development can be built next to the street; with other development surrounding the new square on what is currently vacant property. The pedestrian park-like square is the focus for higher density development.

Key assets of this area include:

- Large tract of undeveloped land
- New public street
- Park-like square as amenity (green)
- Shared parking

This new development pattern can attract:

- Retail (red)
- Office or residential (blue)
- Townhouse residential (brown)



Area E Existing Condition



Conceptual Phase One



Conceptual Phase Two



Conceptual Phase Three

Figure 4-7: Area E Phasing Concept



Area F - Park and Bowen Village

Existing Conditions

Currently, this site is defined by a standard retail corner layout. The current anchor building is smaller than desired (by today's industry standards) for the high-amenity retail grocery or other store.

Redevelopment Concept

One redevelopment concept would be to create a new large (61,000 sf) leasable development at the corner of Park Row Drive and Bowen Road. This takes advantage of the current traffic pattern and aligns the store to the road with the greatest volume of motorist. The infill concept also acts as a front door to the redevelopment actions provided by the catalyst area visions. Parking ratios for this corner property may require some reduction.

Economic Development Strategy

The existing buildings to remain in this concept are shown in white. This concept is designed to create a larger anchor retail development opportunity at the corner of Park Row Drive and Bowen Road.

Key assets of this area include:

- Large tract of developed land
- Maximizes corner location
- Infill development

This new development pattern may attract:

- Retail (red)



Area F Existing Condition



Conceptual Phase One

Figure 4-8: Area F Phasing Concept

Overall Redevelopment Plan

The graphic (Figure 4-9) identifies the six (6) catalyst area and their conceptual development patterns. These catalyst areas are shown together detailing the relationships between: public and private space, streets and parks, catalyst areas and their conceptual redevelopment programs and City of Arlington and Town of Pantego.

The graphic intends to serve as a guide for Pantego as it focuses its redevelopment efforts.

Area	Name of Catalyst Area
Area A	Park Row Drive
Area B	Village and Creek
Area C	Residential Village
Area D	PCA Village
Area E	Park Row South Village
Area F	Park and Bowen Village

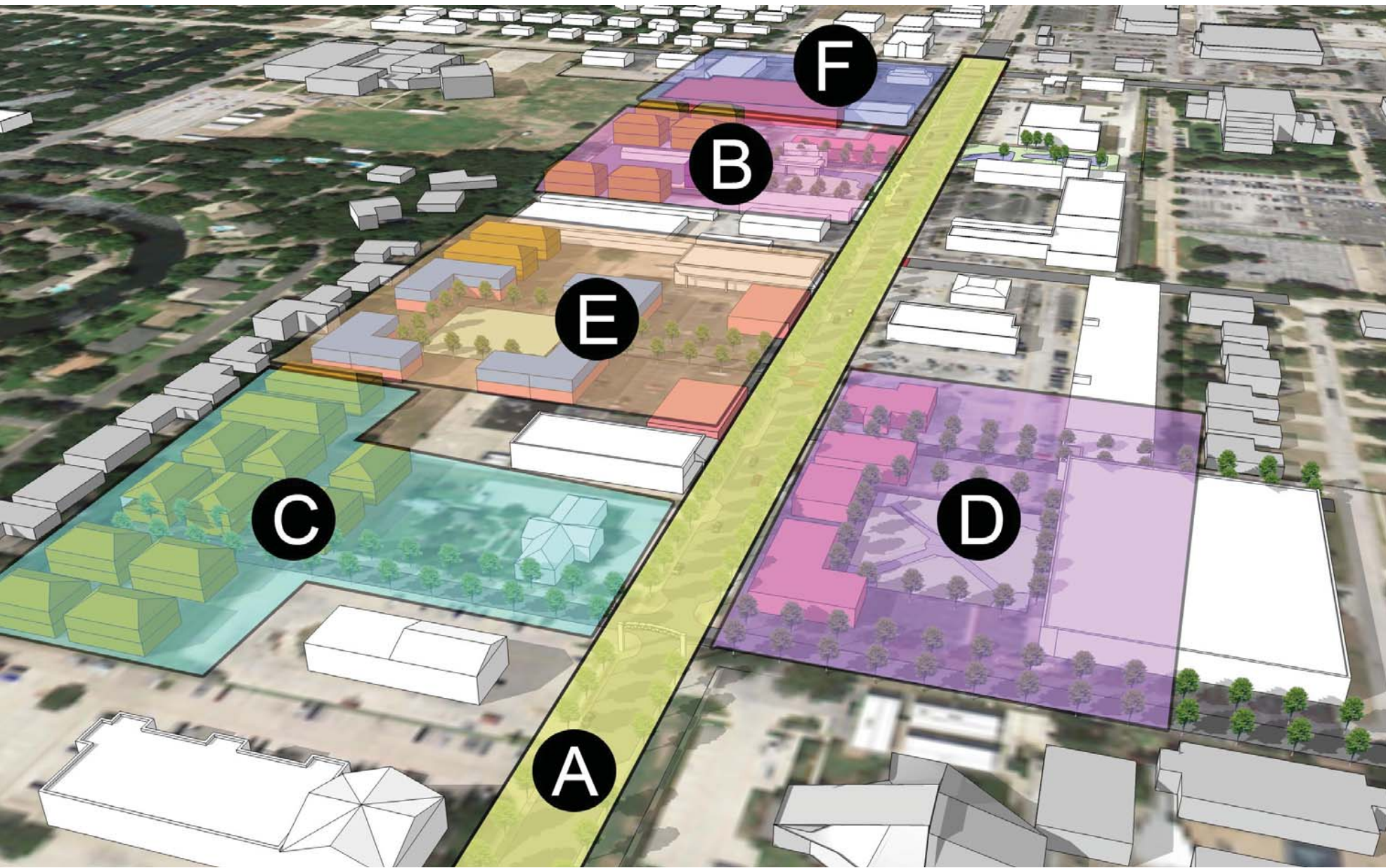


Figure 4-9: Redevelopment Plan



Overall Catalyst Plan and Strategy

Development trends in North Texas shows a variety of housing types, close proximity of home, work, shopping, and entertainment, public transit (future for Pantego), walkable and bike-friendly routes, as well as green space and other gathering areas. Although these development patterns can occur in other locations, certain sites within Pantego may be more appropriate than others.

Key revitalization and redevelopment opportunities are defined through the six (6) catalyst areas discussed in the proceeding pages. Each of these catalyst areas and targeted investment areas, possess unique characteristics on which to build.

The Pantego Comprehensive Plan establishes a set of coordinated policies and strategies guiding the Town’s future development and provides a resource for Town departments, investors, property owners, and others seeking to invest in the community. Many expressed a desire to preserve the characteristics that led them to call Pantego home; however, all recognize the changes facing the community and the significant decisions that must be made to ensure the Town’s future. This plan was crafted capturing the best the community has to offer with expressed specific goals for the future.

Updated development and design standards are needed to address community revitalization and redevelopment and will be instrumental as Pantego transitions into the next phase of growth. Specific needs include standards promoting a sense of place and the design of compact and efficient development. Beneficial outcomes of good design include:

1. Enhanced activity within an area: more visitors, residents and employees to support local businesses;
2. The ability to walk and bicycle for short trips;
3. Reduction in the number of trips and vehicle miles traveled (equals more pedestrians).

Section 5: Implementation Strategies



Introduction

The implementation strategy builds a framework for strategic investment and provides short, medium and long-term action items that the Town's decision-makers can execute in a tactical way. This implementation strategy is intended as a guide, rather than a controlling mechanism, because the Town of Pantego is a dynamic, changing environment and part of a larger North Texas community.

The implementation strategy defines a coordinated approach to public investment. It is the product of the planning process, including public involvement, plus coordination and review with Town staff. This strategy suggests mechanisms for public financing, as well as for public-private cooperation. The implementation strategy recommendations are prioritized and grouped into the topics discussed in this document, beginning with future land use, which affect each of the eight (8) topics.

Implementation for Pantego Comprehensive Plan and Revitalization Strategies should occur over a 20-year horizon. During this time, Pantego will continue to evolve as it embraces the future and as the community works in partnership to make the vision a reality. This plan and document highlights many resources to guide residents, business owners, property owners, new investors, and decision-makers as they participate in the effort to implement the community's plan.

The action list defines priority recommendations; the timing for the recommendations as short-, medium-, or long-term; the implementing agency, which is the Town of Pantego, and which projects are catalyst projects. Short-term may be defined as less than three (3) years; medium-term as three to ten (3 – 10) years; and long-term as greater than ten (10+) years.





CATEGORY	RECOMMENDATIONS	TIMING	AGENCY/ DEPARTMENT	SUPPORTS CATALYST AREA PLANS	PROGRAM SUMMARY
Future Land Use Actions					
A.1	Formally adopt Pantego Comprehensive Plan and Revitalization Strategies with supporting codes.	Short term	Town / Council and Staff	Yes	
A.2	Focus mixed land uses to the Park Row Drive Redevelopment Village.	All	Town / Community Development and PEDC	Yes	
A.3	Develop a high quality land use environment in Redevelopment Village 2 that is primarily accessed by automobiles.	All	Town / Community Development and PEDC	Yes	
A.4	Revise Capital Improvement Plan and process to coordinate with Pantego Comprehensive Plan and Revitalization Strategies.	Short term	Town / Staff	Yes	CIP supports implementation of Town Comprehensive Plan
A.5	Develop and circulate a commercial development pattern book that identifies preferred design characteristics to support commercial redevelopment and reinvestment in properties.	Short term	Town / Community Development	Yes	<ol style="list-style-type: none"> 1. Research best practices; financial, regulatory tools, and design considerations 2. Investigate barriers to reinvestments and desired solutions 3. Establish design guidelines 4. Develop incentive package 5. Marketing to community
A.6	Develop and circulate a residential rehabilitation pattern book that identifies preferred design characteristics to support continued quality neighborhoods and reinvestment in homes.	Medium term	Town / Community Development	Yes	<ol style="list-style-type: none"> 1. Research best practices; financial, regulatory tools, and design considerations 2. Investigate barriers to reinvestments and desired solutions 3. Establish design guidelines 4. Develop incentive package 5. Marketing to community
A.7	Support and promote sustainability in all Town departments and actions.	All	Town / Town Manager and Community Development	Yes	Supports implementation of Town Comprehensive Plan and Revitalization Strategies.
A.8	Support and promote increased residential and commercial density in mixed use areas .	All	Town / Community Development	Yes	Supports implementation of Town Comprehensive Plan and Revitalization Strategies.
A.9	Support Vision North Texas 2050 as defined by NCTCOG	All	Town / Community Development	Yes	Same as above.



CATEGORY	RECOMMENDATIONS	TIMING	AGENCY/ DEPARTMENT	SUPPORTS CATALYST AREA PLANS	PROGRAM SUMMARY
Future Land Use Actions					
A.10	Support development in Pantego which follows NCTCOG's twelve (12) principles of development excellence, and links into the Pantego Comprehensive Plan and Revitalization Strategies.	All	Town / Community Development	Yes	NCTCOG 12 Principles: <div><div>1. Development diversity</div><div>2. Efficient growth</div><div>3. Pedestrian design</div><div>4. Variety of housing choices</div><div>5. Activity centers (villages)</div><div>6. Environmental stewardship</div><div>7. Quality places (placemaking)</div><div>8. Efficient mobility options</div><div>9. Resource efficiency</div><div>10. Educational opportunity</div><div>11. Healthy communities</div><div>12. Implementation</div></div>
A.11	Support additional traffic and street design projects that help confirm a final design for Park Row Drive. (Reference Catalyst Area A for Park Row Drive)	Short Term	Town / Community Development	Yes	



CATEGORY	RECOMMENDATIONS	TIMING	AGENCY/ DEPARTMENT	SUPPORTS CATALYST AREA PLANS	PROGRAM SUMMARY
Park Row Redevelopment Village					
PARK ROW.1	Implement a Park Row Drive redesign plan to include a complete streets approach. (Multiple Options are shown in the Catalyst Areas section. Potential solutions should be explored through further analysis.)	Short term	Town / Community Development	Yes	The modifications to Park Row Drive need to support the following: motor vehicle, pedestrian mobility and quality, increase parking, better access, safety, creating a “Main Street” for shopping, civic and residential development.
PARK ROW.2	Support the implementation and/or design modification of the six (6) Catalyst Area Plans.	Medium term	Town / Community Development	Yes	The catalyst area plans are concept in nature and will require a greater level of design to get into implementation. Although any final designs at these sites should embody the revitalization concepts and visions shown herein this document.
PARK ROW.3	Support and promote increased residential development in the village.	Medium term	Town / Community Development	Yes	This land use can be included as an attraction for other supporting development types.
PARK ROW.4	Support civic and public uses in the corridor.	Medium term	Town / Community Development	Yes	This land use can be included as an attraction for other supporting development types.
PARK ROW.5	Support and promote increased commercial development in the village.	Medium term	Town / Community Development	Yes	This land use can be included as an attraction for other supporting development types.
PARK ROW.6	Implement the gateway arch concept on Park Row Drive as a entry portal for Town.	Completed	Town / Community Development	Yes	
PARK ROW.7	Support and implement the use of park and/or open space as a attraction for other development types.	All	Town / Community Development	Yes	The amenity green space becomes an area that residents use and that the Town can program with special events (Easter, Thanksgiving, Etc.) to support economic development. The Town has a strong history in programming other events for citizens in Bicentennial Park, for example.



CATEGORY		RECOMMENDATIONS	TIMING	AGENCY/ DEPARTMENT	SUPPORTS CATALYST AREA PLANS	PROGRAM SUMMARY
Public Streets						
	B.1	Prepare plans for modifications to all non-standard streets and cul-de-sacs, to be within Town standards for citizen safety and support of property values.	Short term	Town / Engineering (Public Works) and Community Development	No	Citizen safety is critical, support of strong property values and connections of neighborhoods (pedestrians) to retail and mixed-use villages (support economic development).
	B.2	Prepare plans for modifications to all stub streets, these short streets either need to be 1. lengthened to connect to other streets or 2. have a proper cul-de-sac added.	Short term	Town / Engineering (Public Works) and Community Development	No	Citizen safety is critical, support of strong property values and connections of neighborhoods (pedestrians) to retail and mixed-use villages (support economic development).
	B.3	All modifications to public streets to have pedestrian walkways addressed and examined.	Medium term	Town / Engineering (Public Works) and Community Development	Yes	Citizen safety is critical, support of strong property values and connections of neighborhoods (pedestrians) to retail and mixed-use villages (support economic development).
	B.4	Confirm the relevancy of Thoroughfare Plan that corresponds to the Pantego Comprehensive Plan and Revitalization Strategies.	Long term	Town / Community Development	Yes	Same as above.
	B.5	Thoroughfare Plan to fully support “Complete Streets” mobility concepts.	Long term	Town / Community Development	Yes	Same as above.
	B.6	Evaluate islands in middle of several cul-de-sacs. Develop maintenance schedule to be performed by town. If in poor condition, city staff to evaluate need for improving or removing.	Long term	Town / Engineering (Public Works) and Community Development	No	Same as above.



CATEGORY	RECOMMENDATIONS	TIMING	AGENCY/ DEPARTMENT	SUPPORTS CATALYST AREA PLANS	PROGRAM SUMMARY
Parks / Trails / Open Space					
C.1	Support pedestrian walkways which connect into Park Row Drive village revitalization.	Short term	Town / Community Development and Parks	Yes	Pedestrian connectivity which supports economic development and citizen health and safety.
C.2	Support pedestrian walkways which connect neighborhoods with other neighborhoods, schools, civic uses and park amenities.	Medium term	Town / Community Development and Parks	No	Pedestrian connectivity which support economic development and citizen health and safety.
C.3	Support pedestrian connectivity into TX Spur 303 Revitalization Village #2. (See Village #2 pg. 3-1)	Medium term	Town / Community Development and Parks	Yes	Pedestrian connectivity which supports economic development and citizen health and safety.
C.4	Continue development of new park areas as Town redevelops.	Long term	Town / Community Development and Parks	No	Supports citizen's health and safety.
C.5	Investigate the need for a Parks and Recreation Department.	Long term	Town / Community Development and Parks	No	Focused department on citizen's health, safety and recreation.
Infrastructure					
D.1	Provide quality water and ensure adequate supply for population growth and emergency provisions.	Short, Medium, Long term	Town / Engineering and Public Works	No	Supports economic development and community sustainability.
D.2	Provide quality operations for wastewater and ensure adequate infrastructure for growth and emergency provisions.	Long term	Town / Engineering and Public Works	No	Supports economic development and community sustainability.
D.3	Assist private companies to provide quality high-speed internet access to citizens and businesses.	Long term	Town / Engineering and Public Works	No	Supports economic development and community sustainability.
Urban Design					
E.1	In the Park Row Drive redesign include street trees.	Short term	Town / Community Development	Yes	Pedestrian connectivity which support economic development, citizen health and safety and community sustainability.
E.2	In the Park Row Drive redesign include a themed set of pedestrian amenities; benches, trash receptacles, bicycle racks, etc.	Short term	Town / Community Development	Yes	Pedestrian connectivity which support economic development, citizen health and safety and community sustainability.
E.3	In the Park Row Drive redesign include new lighting for pedestrians and street (automobiles).	Short term	Town / Community Development	Yes	Pedestrian connectivity which support economic development, citizen health and safety and community sustainability.
E.4	Implement a wayfinding signage program within the Town.	Long term	Town / Community Development	Yes	Supports economic development and community sustainability.



	CATEGORY	RECOMMENDATIONS	TIMING	AGENCY/ DEPARTMENT	SUPPORTS CATALYST AREA PLANS	PROGRAM SUMMARY
Programs						
	F.1	Formally adopt Pantego Comprehensive Plan and Revitalization Strategies.	Short term	Town / Council and Staff	Yes	Plan and Strategies are detailed herein and are recommended.
	F.2	Formally adopt the revised Zoning Ordinance and Land Subdivision Ordinance which supports Comprehensive Plan and Redevelopment Strategies .	Short term	Town / Council and Staff	Yes	Ordinances are recommended.
	F.3	Tax Increment Financing District (TIF) - Research this funding mechanism and development incentive program for Redevelopment Villages (#1 and #2)	Medium term	Town Manager and Community Development	Yes	<p>TIF Benefit: Funds are dedicated to specific uses designed to accommodate and enhance the feasibility of new development, even in the absence of county or school district participation.</p> <p>TIF is a Town commitment to the private development community that the Town is serious about improving infrastructure as a whole versus any one property (tax abatements favor only specific properties). Applies the value of future (property or sales) tax revenues to the cost of current improvements.</p> <p>Advantages:</p> <ol style="list-style-type: none">1. TIF is locally-administered and is autonomous from state and federal involvement.2. TIF does not count against a municipality's debt limit.3. TIF provides a stimulus for targeted areas of redevelopment.4. TIF provides private developers with a Town commitment for public improvements or write-down of the cost of land.5. TIF provides a way of funding redevelopment from taxes collected in the TIF district itself without raising the taxes of city residents.



CATEGORY	RECOMMENDATIONS	TIMING	AGENCY/ DEPARTMENT	SUPPORTS CATALYST AREA PLANS	PROGRAM SUMMARY
Programs					
F.4	NCTCOG Sustainable Development Funding Program - Regional Transportation Council Grant.	Medium term	Town Manager and Community Development	Yes	Projects Fostering Growth and Redevelopment (in and around downtowns, Main Streets, and infill areas). The Regional Transportation Council, the policy body of the NCTCOG, created the NCTCOG Sustainable Development Funding Program to encourage public-private partnerships that positively address existing transportation system capacity, rail access, air quality concerns, and/or mixed land uses. NCTCOG and its regional partners are working to address air quality, congestion, and quality-of-life issues by allocating transportation funds to land use projects promoting alternative transportation modes or reduced automobile use.
F.5	Create a Pantego Sustainability Plan (Reference City of McKinney, TX Sustainability Plan: See Appendix).	Long Term	Town Manager and Community Development	Yes	Supports long term growth, community health and continued economic development. Also will define options for partnerships.

Appendix



Definitions

Many terms used or referenced in the Pantego Comprehensive Plan and Revitalization Strategy with their primary definition are noted below:

Alternative Modes of Transportation; Methods of moving people other than automobiles, including: bicycles; trails; sidewalks; trolleys; buses; trains; etc.

American Planning Association (APA); Organization of professional planners and community leaders promoting best practices in Town/City planning, land development and mobility. See www.planning.org

Capital Improvement Program (CIP); Public dollars earmarked for improvement and extension of infrastructure in Pantego.

Class A Building; Most prestigious buildings competing for premier office users with rents above average for the area. Buildings have high quality standard finishes, state of the art systems, exceptional accessibility and a definite market presence.

Class B Building; Buildings competing for a wide range of users with rents in the average range for the area. Building finishes are fair to good for the area. Building finishes are fair to good for the area and systems are adequate, but the building does not compete with Class A at the same price.

Community Vision; The comprehensive aspects of the community's many desires.

Comprehensive Plan; A key community document with graphics, text, and tables that forms policies governing the future development of the town and consisting of various components governing specific geographic areas, functions, and services of the town. This document is established with the input of citizens, property owners, town staff, and elected / appointed town officials.

Comprehensive Plan Elements; The specific components of a comprehensive plan. These elements combine to create the overall a plan. Elements include items such as future land use, revitalization, transportation, and parks and recreation.

Curb Cuts; area of a sidewalk or curb that is removed and replaced with a ramp or flat space to enable vehicular, wheelchair, bicycle or other access.

Dallas-Fort Worth Consolidated Metropolitan Area (CMSA); The combined Dallas Primary Metropolitan Statistical Area and Fort Worth-Arlington Primary Metropolitan Statistical Area.

Demonstration Project; public-private effort whereby public sector contributes land, financing or the like and private sector (developer) contributes expertise and money to jointly develop a housing project that does not currently exist in the subject area; designed to educate the delivery system (property owners, developers, lenders, public officials, community at-large, etc.) on the value of developing a specific product type.

Density; The number of inhabitants, dwellings, or the like, in a per unit area.

Design Guidelines; Formal set of guidelines for use by developers. Guidelines set out character and quality levels to be met.

Design Standards; Formal set of standards for development that require certain development character and quality levels for the built and natural environment.

Dwelling Unit; A building designed to be occupied by one family, commonly referred to as a 'du'.

Escrow Dollars; Local entity, agency or government designates (escrows) evenue from a specific source for use in a specified location and/or for a specific purpose; dollars can be used as matching funds. A source of revenue could include returns from a public-private project over and above a pre-negotiated preferred return. Note also: Tax Increment Financing (TIF).

Fee Waivers; Agreement by the municipal government to waive fees associated with certain types of development or redevelopment in specific areas of a community.

Federal Transit Administration (FTA); See www.fta.dot.gov

FTA Funding; Legislatively-specified funds that may be used either for transit or highway purposes; Intermodal Surface Transportation Efficiency Act of 1999 (ISTEA) was continued with the Transportation Equity Act for the 21st Century (TEA-21); flexibility allows a community to use certain federal surface transportation funds based on local planning priorities, not on a restrictive definition of program eligibility. Flexible funds include Federal Highway Administration (FHWA) Surface Transportation Program (STP) funds and Congestion Mitigation and Air Quality Improvement Program (CMAQ) funds as well as Federal Transit Administration (FTA) Urban Formula Funds.



Future Land Use Plan; The plan graphic that illustrates the generalized location of future land uses. This graphic document is supported by a complete section in the comprehensive plan that defines and highlights in detail specific intentions.

Gateway Improvements; A variety of improvements (signage, public art, pavement, streetscape, arch and other constructed elements) that serve to announce to passersby that they have arrived at a specific place in town.

Grants; Dollars requested and awarded for use by specified individuals or organizations consistent with the requirements of the funding source for the purpose of advancing specific activities; sales tax refunds could be considered a form of grant since they act as incentives and do not require repayment.

Independent School District (ISD); A public authority responsible for education, which is not part of another government entity such as a town, city, or a county. (Example: Arlington Independent School District)

Land Assembly; Assembly/acquisition of property by a public, private or non-profit entity in an effort to position it for development of larger projects; can happen through various means, including purchase of properties or vacation and/ or rerouting of streets, alleys, etc.; when public sector is involved, its role can be as agent of the acquisition or as facilitator; public sector actions are subject to limitations under state law.

Lighting Standards; Standards and specifications for lighting on private property (responsibility of the individual owner) as well as lighting in the public realm (responsibility of the Town); should address illumination and energy-efficiency standards as well as lighting design.

Level of Service (LOS); Describes a range of operating conditions measured for a particular activity. For example, roads within the community are designed to meet specified goals regarding mobility, connectivity, and regional planning and land use development. Level of Service is a measure used to describe street standards necessary to address the role of the street. It also acts as an indicator of the relative level of traffic congestion on a roadway, ranked from “A” (best) to “F” (worst).

Inter-Local Agreement; An agreement between governments or other agencies allowing them to cooperate with one another in the performance of specific tasks to achieve economies of scale and reduce duplication of effort.

Mixed-Use Development; Practice of allowing more than one type of use in a single building or set of buildings (development project); in planning terms, this can mean some combination of residential, commercial, industrial, office, institutional or other land uses integrated vertically and/ or horizontally.

Mobility; The efficient movement of people and goods.

Multi-Family Residential; Attached dwelling units designed to be occupied by three or more families living independently of one another, exclusive of boarding houses, hotels, or motels.

North Central Texas Council of Governments (NCTCOG); A voluntary association established to assist local governments in planning for common needs, cooperating for mutual benefit, and coordinating for sound regional development. The NCTCOG covers a 16-county region including Collin, Dallas, Denton, Ellis, Erath, Hood, Hunt, Johnson, Kaufman, Navarro, Palo Pinto, Parker, Rockwall, Somervell, Tarrant, and Wise Counties. See www.nctcog.org

North Texas 2050; North Texas 2050 is a major new ‘gamebook’ for the North Texas region that was released in 2010 through Vision North Texas. The plan has been shaped by research and the experience of experts in transportation, land use and development, housing, the environment, health and all the other issues that will determine how livable and successful North Texas will be in the coming decades. See also Vision North Texas.

Office; Office uses include multi-tenant lease spaces and single occupant buildings that house professional businesses.

Overlay Plan; A designation superimposed on one or more existing districts; designed to protect or enhance an area’s special qualities; governmental review of all developments, with the power to approve design according to standards contained in the ordinance or in a district plan or design guidelines; program elements may include tradeoffs/ incentives in development plans, such as density bonuses and/or modified requirements in exchange for public amenities.

Parks and Open Space; Areas reserved for active and/or passive recreation, provided either by the town or by private development.

Parking Strategy; A program involving various policies and programs that combine to result in the more efficient use of parking resources; strategy may include multiple components such as: shared parking, parking management, special standards and more.



Placemaking; The need to create physical places and settings that allow each individual the opportunity to flourish - economically, to be sure, but also intellectually, spiritually, and creatively. Creative opportunity implies great diversity allowing for freedom of choice, always with an eye to the elusive quality of authenticity, and quality environment.

Planning and Zoning Commission; An appointed group of individuals that work together to review proposals and act on items for the town. Decisions by the commission move ahead to Town Council.

Redevelopment; The modification, restoration and improvement of an existing structure, current building pattern or property. Redevelopment responds to new opportunities in economic development and building community.

Retail; Retail uses include stores, restaurants, service businesses (banks, dry cleaners, etc.), and business-to-business companies.

Revitalization; To provide new life, vigor, excitement and/or economic development opportunity as we speak of this term relating to areas or special districts in Pantego. Can be use in relationship to commercial and residential sites.

Right-of-Way (ROW); Land provide for the purposed of access.

ROW; See Right-of-Way.

Revenue Bonds; Bonds issued based on the secure revenue stream from a project, such as parking fees resulting from construction of a parking structure (or some other item of public benefit); may be issued and repaid by the anticipated revenue which results from the improvement that was funded.

Retail Incubator; Facility designed to grow (or incubate) new retail or service users; concept is intended to house new entrepreneurs as they develop their businesses with the intent of preparing them to launch on their own once they are viable; qualifying businesses in the incubator pay below-market rates and share resources with other entrepreneurial businesses.

Streetscape Standards; Site design and improvements in the area between buildings that is occupied by the public street right-of-way (ROW) and related street, sidewalk and landscaping improvements; among the most important urban design features because their appearance, character and impressions establish the public image and serve to create the place.

Single Family Residential; A detached dwelling unit designed to be occupied by not more than one family.

Slope; The percentage (%) of rise or fall of land in its natural undisturbed state.

Stakeholders; Citizens that represent a cross section of the community.

Strategy; A careful plan, action (s) and/or method (s) to achieve a desired outcome. The science and art of employing political, economic and psychological factors of an organization to afford the maximum support to adopted policies.

Street; Any dedicated public thoroughfare which affords the principal means of access to abutting property for automobiles.

Street Intersection; Any street which joins another street at an angle, whether or not it crosses the other.

Street Median; The non-pavement or pavement area between the moving traffic lanes of a street, typically the area for landscaping.

Subdivision and Development Codes; Rules for design of commercial and residential neighborhoods, including: access requirements; lot size and dimensions; parking and open space requirements; certain building design standards.

Sustainability; The quality of not being harmful to the environment or depleting natural resources, and thereby supporting long-term ecological balance.

Sustainability Goals; Community-wide or area specific sustainability goals, to include: individual health (wellness); shelter (ample housing choice); food security; access and mobility; education and skills; economic vibrancy; materials management; water efficiency; ecosystem integrity; energy and climate (carbon neutral); social equity; identity and culture; etc.

Sustainability Plan; A planning effort in which local governments can take to improve the social equity, environmental, and economic conditions in their jurisdiction. The plan is a common framework to guide efforts which ties together a community's goals, strategies, implementation plans, and metrics for improving sustainability. Resource: <http://www.icleiusa.org/sustainabilitytoolkit/> Example Plans:

San Antonio, TX

<http://www.sanantonio.gov/oep/SustainabilityPlan/Mission%20Verde.pdf>

McKinney, TX

<http://www.mckinneytexas.org/DocumentCenter/Home/View/170>

<http://www.mckinneytexas.org/DocumentCenter/Home/View/171>

<http://www.mckinneytexas.org/DocumentCenter/Home/View/172>

Surface Lot; Parking lot on a single level, at grade, most frequently paved and designed with quality landscaping (in contrast to a structured or below-ground parking facility); used by a range of motor vehicles; least expensive to construct.



Tax Increment Financing (TIF); Funding of improvements within a geographical area (the TIF District) obtained from increases in regular tax revenues that arise from new development within the district boundaries; incremental increase in tax revenues over designated base year revenues is diverted to a special fund; diversion of regular tax revenues rather than additional fees to generate revenue for district investments; can be used in conjunction with municipal bond issues whereby increment is pledged to payment of debt service or actual increase is allocated to an administering agency directly to finance redevelopment activities.

Thoroughfare – Major; Major thoroughfares are the largest local roadways and carry vehicles within and through the town. They are intended to funnel traffic from minor thoroughfares and collector streets to highways, or to other major thoroughfares, and generally serve long trip lengths.

Thoroughfare – Minor; Minor thoroughfares are slightly smaller than major thoroughfares and are intended to convey traffic from neighborhoods and collector streets to major thoroughfares, and generally serve moderate trip-lengths.

Texas American Planning Association (TxAPA); Local Texas chapter of APA including professional planners and community leaders promoting best practices in Town/City planning, land development and mobility. See www.txplanning.org

TxDOT; See Texas Department of Transportation. See www.txdot.gov
Texas Department of Transportation (TxDOT); A State agency providing technical assistance to counties primarily responsible for transportation policy and planning, and facility design, construction, maintenance, and operation for state transportation facilities including roads, bridges, waterways, and to a lesser degree airports.

Town Council; The governing body of the Town of Pantego, Texas.

Town of Pantego; See www.townofpantego.com

Townhouse Residential; Vertical attached dwelling unit designed to be occupied by not more than one family.

Transportation Plan; regulatory document adopted by the Town government to direct the development of transportation infrastructure; dictates location and type of roadways as well as location of rail transit lines (future), stations and other significant transportation facilities; serves as the basis for right-of-way acquisitions during the subdivision and land development process.

Urban Design; Urban design is the collaborative and multi-disciplinary process of shaping the physical setting for life in cities, towns and villages; the art of making places; design in an urban context. Urban design involves the design of buildings, groups of buildings, spaces and landscapes, and the establishment of frameworks and processes that facilitate successful development. Urban design is about how to recapture certain qualities (which we experience as well as those we see) that we associate with the traditional city: a sense of order, place, continuity, richness of experience, completeness and belonging. Urban design lies somewhere between the broad-brush abstractions of planning and the concrete specifics of architecture. It implies a notion of citizenship: life in the public realm

Utilities; Services provided by public and private agencies that support development. Utility services include water, sanitary sewer, storm drainage, electrical, natural gas, telephone and telecommunications, and other similar services.

Vision North Texas; Vision North Texas is an award winning partnership of private, public, and academic organizations - has held stakeholder workshops throughout the 16 county North Texas region to find out what people think about our region's future. See www.visionnorthtexas.org

Wayfinding Program; Comprehensive informational and directional signage program; can include or incorporate: architectural and landscape elements (landmarks); signs and information components (ranging from street signs to kiosks); maps and websites (printed and electronic media); and people as guides (from taxi/bus drivers).

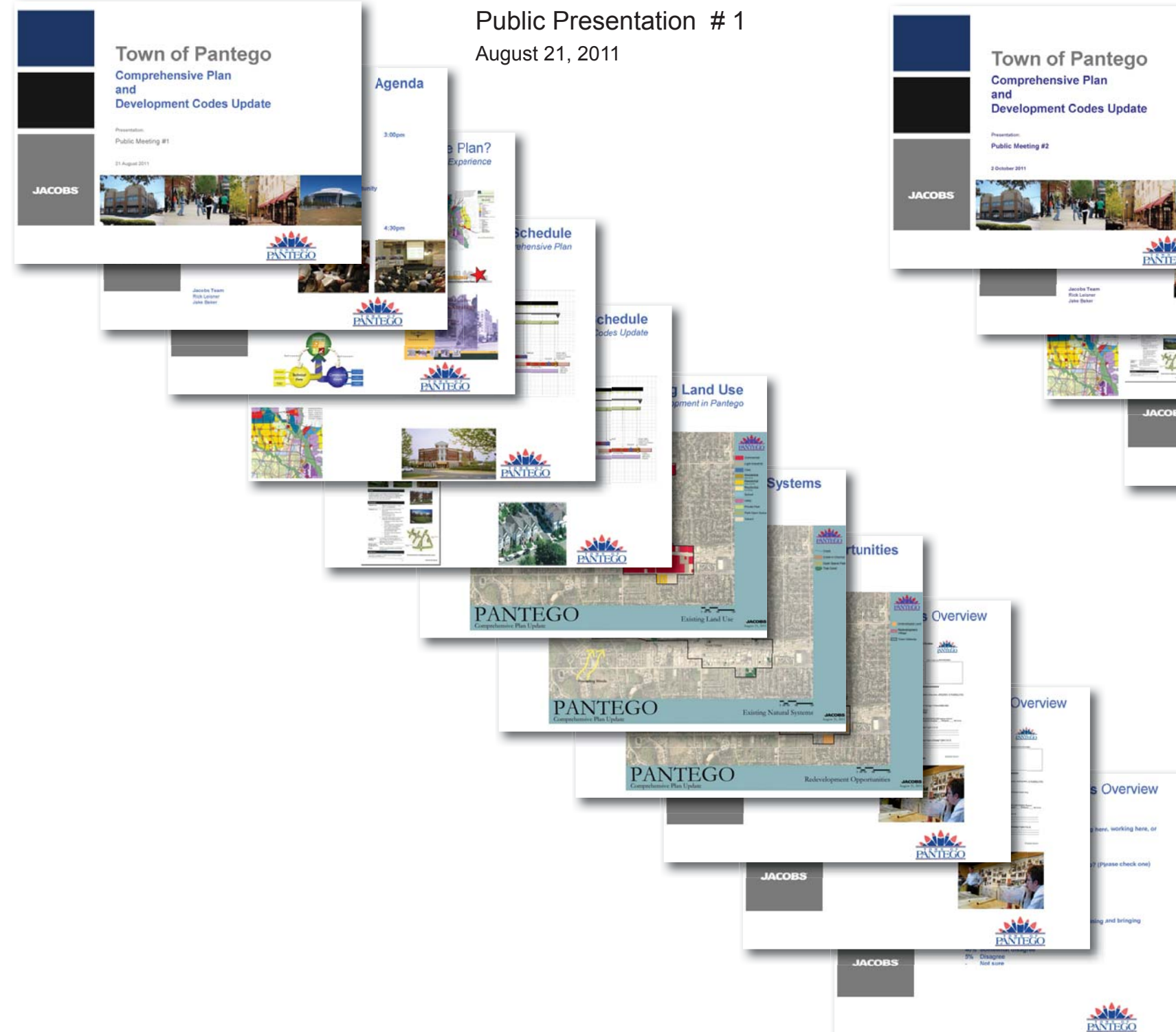
Zoning District; The districts established in the zoning ordinance of the town.

Zoning District Map; An integral part of the zoning ordinance, the zoning district map serves as the official map upon which the boundaries of the various zoning districts are drawn.

Zoning Code; The device of land use planning used by local governments (Pantego); typically characterized by the practice of designating permitted uses of land based on mapped zones which separate one set of land uses from another; may be use-based (regulating the uses to which land may be put), may regulate building height, lot coverage and similar characteristics or some combination of these.

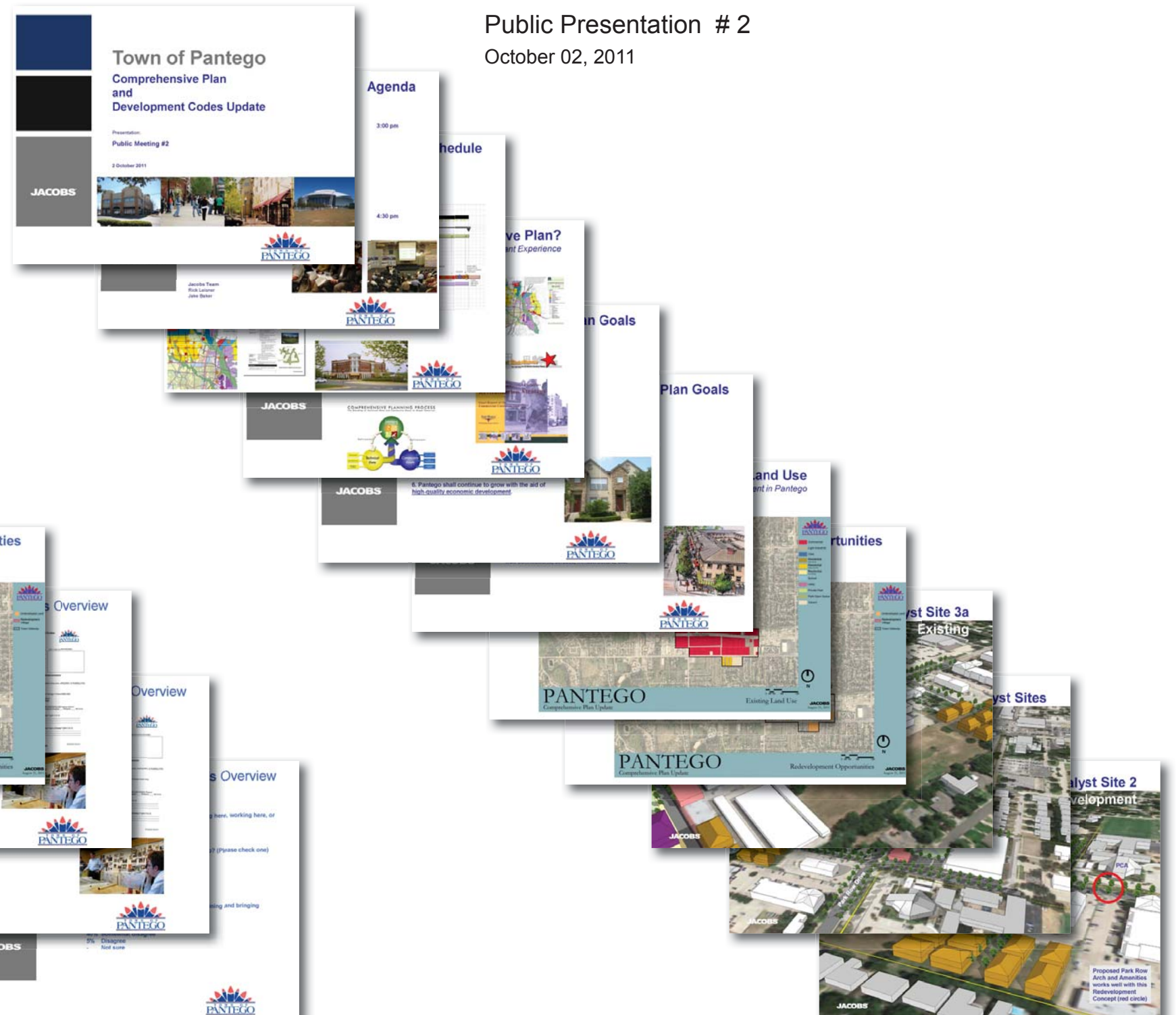
Power Point Presentations

Public Presentation # 1 August 21, 2011



Complete Presentation available through Town Secretary

Public Presentation # 2 October 02, 2011



Complete Presentation available through Town Secretary



Town Council Presentation #1
March 28, 2011

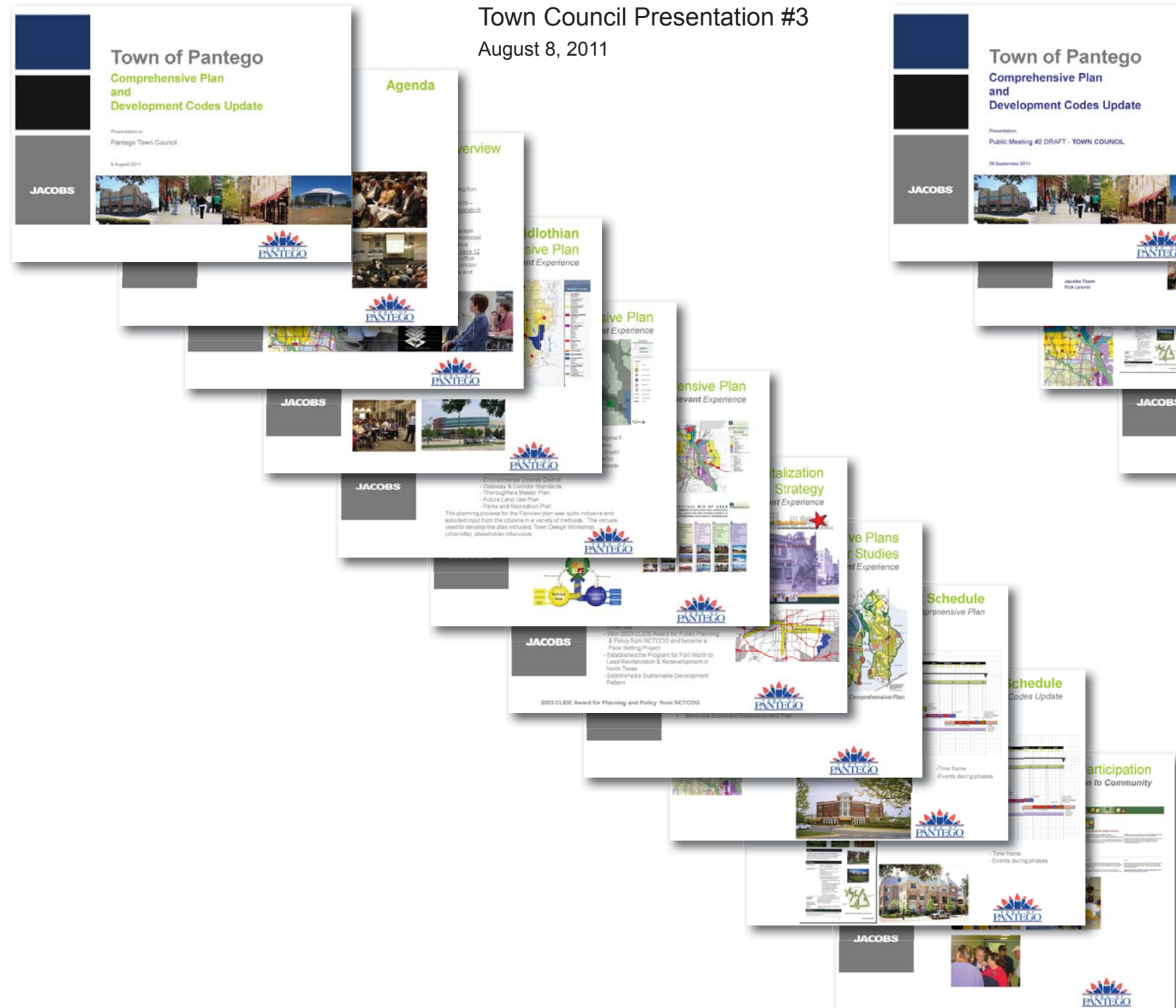


Complete Presentation available through Town Secretary

Town Council Presentation #2
July 28, 2011

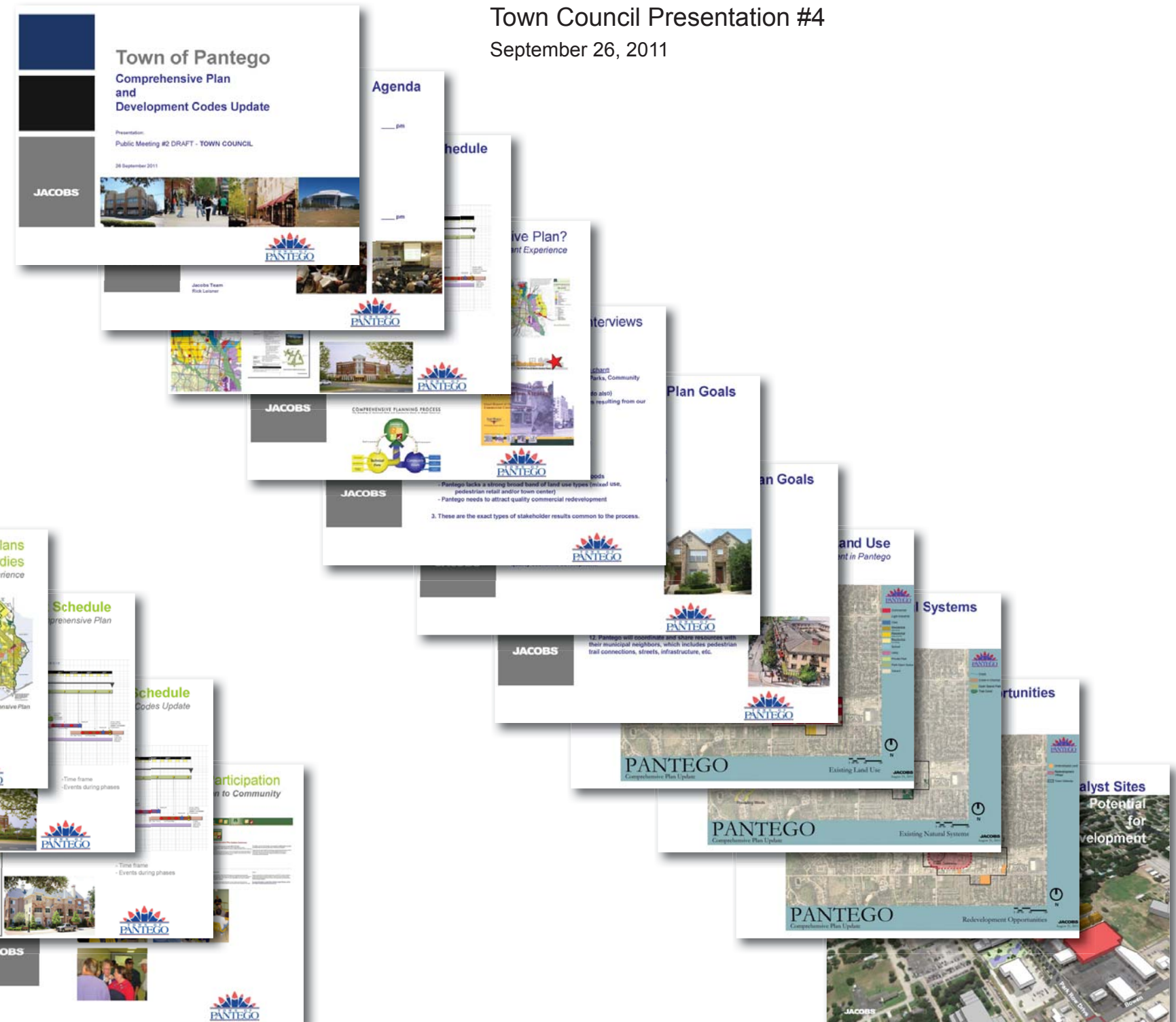


Complete Presentation available through Town Secretary



Town Council Presentation #3
August 8, 2011

Complete Presentation available through Town Secretary



Town Council Presentation #4
September 26, 2011

Complete Presentation available through Town Secretary



Citizens Input

Public Feedback Questions
October 02, 2011

JACOBS

Comprehensive Plan Goals - Draft

1. Pantego needs to continue to create quality residential neighborhoods.

Highly Agree ☒ Modestly Agree ☒ Disagree ☐

2. Pantego needs to support residential growth through a variety of housing types (townhouses, zero lot line, apartments and mixed use).

Highly Agree ☐ Modestly Agree ☒ Disagree ☒

3. Pantego needs to support the delivery of quality, safe and dependable infrastructure.

Highly Agree ☒ Modestly Agree ☐ Disagree ☐



JACOBS

Comprehensive Plan Goals - Draft

4. Pantego shall support quality redevelopment and revitalization of commercial centers/structures.

Highly Agree ☒ Modestly Agree ☐ Disagree ☐

5. Pantego shall support the redevelopment and revitalization of properties while providing pedestrian connections from adjacent developments & neighborhoods.

Highly Agree ☒ Modestly Agree ☒ Disagree ☐

6. Pantego shall continue to grow with the aid of high-quality economic development.

Highly Agree ☒ Modestly Agree ☒ Disagree ☐



JACOBS

Comprehensive Plan Goals - Draft

7. Pantego shall support complete streets. Complete streets are streets that are designed for the equal safe movement of pedestrians, bicyclists and cars.

Highly Agree ☒ Modestly Agree ☒ Disagree ☐

8. Pantego shall continue to grow its employment base through quality opportunities in clean, safe and productive occupations.

Highly Agree ☒ Modestly Agree ☒ Disagree ☐

9. Pantego needs to support quality relationships and transitions between adjacent land uses and developments.

Highly Agree ☒ Modestly Agree ☒ Disagree ☐



JACOBS

Comprehensive Plan Goals - Draft

10. Pantego shall continue to create high "Quality of Life" elements (parks, pedestrian walkways, saving mature trees, etc.) for their residents and visitors.

Highly Agree ☒ Modestly Agree ☐ Disagree ☐

11. Pantego and its development will occur with respect to the natural environment and natural systems.

Highly Agree ☒ Modestly Agree ☒ Disagree ☐

12. Pantego will coordinate and share resources with their municipal neighbors which includes pedestrian trail connections, streets, infrastructure, etc.

Highly Agree ☒ Modestly Agree ☒ Disagree ☐



Pantego Comprehensive Plan Update



Comprehensive Plan Update & Codes

Town of Pantego, Texas
___ May 2011 DRAFT



STAKEHOLDER INTERVIEWS

Interview of: _____

Card: (Tape/ list contact information)

Interviewed by: _____

Date & Time: _____

- I. Individual Introductions
- II. Project Overview
- III. Any Questions Before Questions?
- IV. Interview

Answer all the following questions from your personal perspective.

I. Introduction

- How long have you been a part of Pantego (either living here, working here, or investing in the community)?
_____ Years or months
- How would you categorize the quality of life in Pantego? (Please check one)
☐ Best in the Metroplex
☐ One of the best ☐ Generally good
☐ Poor ☐ Below average
- Is Pantego a pleasing and interesting place for entertaining and bringing visitors?
☐ Agree ☐ Somewhat agree ☐ Somewhat disagree ☐ Disagree ☐ Not sure
- What are the key assets of the Town of Pantego? (give 2 or 3)
a. _____
b. _____
c. _____
- What are the biggest concerns you have for the Town of Pantego? (give 2 or 3)
a. _____
b. _____
c. _____

1 page

JACOBS

Stakeholder Interview

II. Economic Development

- Is Pantego an economically attractive environment for starting or locating a business?
☐ Agree ☐ Somewhat agree ☐ Somewhat disagree ☐ Disagree ☐ Not sure

Can you tell us why?

 - What are the greatest resources of Pantego for strengthening economic development and creating new employment opportunities? (limit to three)
1. _____
2. _____
3. _____
 - How much do you shop at stores in Pantego?
☐ Not Often ☐ Often ☐ All the Time
 - Which location (city and/or town) does your household purchase most of its goods and services?
☐ Pantego ☐ Fort Worth
☐ Arlington ☐ other (please define)
 - Is Pantego needing redevelopment & revitalization of some of its commercial centers?
☐ Yes ☐ No ☐ Maybe
 - Is Pantego needing a greater variety & higher quality of shops & stores?
☐ Yes ☐ No ☐ Maybe
 - Regarding economic development what type of developments do you feel the town needs more of to reach its potential future?
☐ Professional Offices
☐ Shopping & Retail (neighborhood locations)
☐ Mixed – Use (pedestrian oriented)
☐ Entertainment/sports facilities
- III. Quality of Life and Vision
- Name 3 assets that separate Pantego from other communities in providing a high quality of life.
1. _____
2. _____
3. _____

2 page

JACOBS

Stakeholder Interview

- On a scale of 1 to 5 with 1 being 'very important' and 5 being 'not important', 3 being 'average' how important are each of the following factors to the quality of life currently in Pantego?
Please rate the following.
☐ Variety of housing options (condos, townhouses, etc)
☐ Quality of public institutions (schools, libraries, parks, etc.)
☐ Quality of public infrastructure (streets, sidewalks, storm drainage, etc.)
☐ Variety of employment opportunities
☐ Safe, clean, and well maintained residential neighborhoods
☐ Variety of retail establishments
- Is traffic congestion currently a problem in Pantego?
☐ Yes ☐ No ☐ Not sure
- Please name three areas (intersections or corridors) in Pantego where traffic congestion is a problem.
1. _____
2. _____
3. _____
- Yes or No --- Do you think the following issues would greatly improve the quality of life in Pantego, and which is the most important?

Greater landscape requirements for new development ☐ Yes ☐ No ☐ Not sure
Expanding and/or linking hike and bike trails ☐ Yes ☐ No ☐ Not sure
Greater variety of cultural facilities / entertainment ☐ Yes ☐ No ☐ Not sure
Redevelopment of commercial centers? ☐ Yes ☐ No ☐ Not sure
Expanding the employment base ☐ Yes ☐ No ☐ Not sure
- What city or town would you like to see Pantego pattern itself after?

For what reasons or factors?

- Twenty years (20) from now, what kind of community do you imagine (and want) Pantego to become? (list three words or phrases that define the future)

1. _____
2. _____
3. _____

That concludes our stakeholder questions.
Thank You!

3 page

JACOBS

Stakeholder Interview

Pantego Citizen- Sponsored Newsletter
November 11, 2011

A community newsletter was produced by a local citizen in Pantego (Mr. Bob Griffin) for the sole desire of increasing information flow among citizens and the communication of important events regarding the Town of Pantego. The newsletter did not have any support by the Town or its elected officials. During the planning process the newsletter contacted the Town and Jacobs to gather information on the planning effort. The newsletter then published and distributed several flyers on the status of the plan, how to get involved, detailed information on the planning concepts and the importance of quality revitalization for the future of Pantego. We have included pages from this citizen-sponsored town newsletter as support of an overall outreach effort to include citizen input toward the development of the Pantego Comprehensive Plan and Revitalization Strategy.



Pantego Citizen
November 11, 2011
Volume 1, Issue 4
Special Interest Articles:
• Pictures of Pantego Long Term Street
• Paying For Water and Sewer Infrastructure
Individual Highlights:
Park Row Bids 2
Water Rates 2
Planning 3-5
Future Planning For Pantego Moving Ahead
Citizens, elected officials and staff joined at the Lions Club on Sunday, October 2, to continue the process of planning the future of the Town. The session was the second time Citizens had been invited to join in the planning process. In prior work, a group of 21 citizens were interviewed about their individual thoughts on the strengths and weaknesses of the Town. This activity was followed by an open public session at the Lions Club in August. As with the first public session, the October 2nd session was open to all, and the number attending doubled to over 50 citizens according to Rick Lesner, who conducted the meeting for Jacobs. The Town Council retained Jacobs to develop two items for the Town. The first is to create a Comprehensive Plan Update which will look at the land uses in the Town, their relationships to each other, road circulation, etc. The current comprehensive plan for Pantego was completed almost 40 years ago in 1972. The second part of Jacobs work plan is an update to the Town's Development Codes and Zoning Ordinance. This work will follow the comprehensive plan update. See Special Section on pages 3-5.
New Councilman Appointed
In its meeting on October 24, Pantego Town Council appointed Don Funderlic to fill the vacancy in Place 2 following the resignation of Councilwoman Donna Arlington. Donna was required to vacate her office when she and her family moved out of Pantego into Arlington. Don, and his wife, Beth, have lived in Pantego for 15 years and previously in Arlington and Vancouver, B.C. The Funderlics have three children, have three children (Laura, Kimberly and Jason) and three grandchildren (Andrew, Zachary, and Kendall). He is a registered civil engineer with a degree from Valparaiso University and an MBA from Notre Dame. He is an engineer with one of the nation's largest engineering firms, CDM, with offices in Fort Worth. He is serving as program manager for the Trinity River Vision project in Fort Worth. In Pantego, Funderlic served as Chairman of the 16 member Citizens Ad-Hoc Water System committee formed in 2008 to conduct the in-depth analysis of the status and needs of our water system. He has also served as chairman of the former Crime Watch Board. The appointed term will last until the next election.

Pantego Citizen News
Bids For Park Row Arch Exceed Budget
Council To Consider Approving Project At November 14 Meeting
Next
Original plans called for the construction of an arch entry over the East approach to Pantego in the vicinity of the Braums Store. Another identity sign is proposed for the approach to Pantego at the Kentucky Fried Chicken corner. The bid overrun appeared to be associated with the high cost of lighted crosswalks across Park Row. A second round of bidding, based on changing the sidewalk graphics to a surface vinyl application is being currently bid. The PEDC has altered its budget for the work to \$100,000 for an arch, one monument and the new crosswalk concept. Town council will be considering whether to go forward with the arch project at its meeting on November 14.
Council To Address Rates To Pay For Water System
At its meeting on November 14, the council will discuss alternatives for increasing water/sewer rates to pay for needed replacements in the aging town system. For decades, Pantego water users have been paying for only one part of the full cost of providing water and sewer to the town. That is one of the conclusions reached by the citizen ad-hoc committee that conducted an in-depth review of all aspects of the water system in 2008 and 2009. Follow-on work by a water engineering firm confirmed that numerous elements of Pantego's water system are in need of significant refurbishing or replacement. A water rate consultant for the town has confirmed that unlike almost all cities and towns, Pantego is not including in its water and sewer rates the cost of infrastructure. These include the water pipe network, pumps, wells, storage tanks, etc. The citizen committee established that the current rates cover only the operating cost such as electricity, labor, and supplies. The big capital costs of the system have been excluded from rate setting as far back as can be remembered.
Neighbors on Country Club Ct. Trapped 17 night visitors to Pantego in a six week period. Steve Brooks and Bob Griffin responded to loud thumps on the roof and the distinctive odor of skunk by placing varmint traps in their yards along the fence dividing Arlington and Pantego. Since mid-September their harvest is six skunks, two raccoons, and nine possums. Animal Control officer, Wes Casey, and his team, have relocated the six skunks, but Brooks and Griffin have moved the others. According to Griffin, the skunk relocation has been uneventful. "If we don't surprise them, and we cover them, they are wary, but have not sprayed."

Pantego Citizen News
Pantego Strategic Plan – Where are we?
The work on the present Pantego planning process began in the spring under the guidance of Rick Lesner, Planning Studio Manager of Jacobs Company, the organization engaged by Town Council to develop a citizen based path for defining courses for the future, and preparing a comprehensive plan which will form the basis of future planning and zoning ordinances.
The initial phases have involved documenting the current land uses in the town and developing a citizen appraisal of the town's best qualities and weaknesses.
Following this process, two citizen work sessions have been held (August and October). At these sessions, participants were able to prioritize needs and opportunities, define goals, and learn about a series of concept possibilities for achieving those goals.
This special section presents the main ideas that emerged in the work to date. Citizens are invited to continue to express their ideas and views for the good of the Pantego of the future. Ideas and comments may be sent to: Rick Lesner, Rick.Lesner@jacobs.com
For more complete information on aspects of the current future vision, citizens are encouraged to visit www.TownofPantego.com and access the section labeled "Comprehensive Plan." This section contains the graphic material shared with the citizens attending the meetings. The Summation 2 button provides especially informative descriptions of the potential phasing of new developments, streets, etc. to fuel the changes being advocated for the two principle redevelopment "villages" on Park Row and Pioneer.
Redevelopment Opportunities
- Opportunities for commercial revitalization
- Pedestrian paths
- Auto places
- Gateways
Two redevelopment "villages" were defined located at Town gateways.
Village 1 – Park Row
Village 2 – Pioneer
Pantego
Comprehensive Plan Update

Pantego Citizen News
The Twelve Goals Endorsed By Citizens
1. Pantego needs to continue to create quality residential neighborhoods.
2. Pantego needs to support residential growth through a variety of housing types (townhouses, zero lot line, apartments and mixed-use).
3. Pantego needs to support the delivery of quality, safe and dependable infrastructure.
4. Pantego shall support quality redevelopment and revitalization of commercial centers/structures.
5. Pantego shall support the redevelopment and revitalization of properties while providing pedestrian connections from adjacent developments & neighborhoods.
6. Pantego shall continue to grow with the aid of high-quality economic development.
7. Pantego shall support "Complete Streets".
8. Pantego shall continue to grow its employment base through quality opportunities in clean, safe and productive occupations.
9. Pantego needs to support quality relationships and transitions between adjacent land uses and developments.
10. Pantego shall continue to create high "Quality of Life" elements (parks, pedestrian walkways, saving mature trees, etc.) for their residents and visitors.
11. Pantego and its development will occur with respect to the natural environment and natural systems.
12. Pantego will coordinate and share resources with their municipal neighbors, which includes pedestrian trail connections, streets,
Tour The "Possibilities" of Pantego's Future
The following graphics are the presentation shared with citizens at the work session on October 2nd. This portion focuses on showing what could be done in the long term to make the Park Row "Redevelopment Village" a more significant contributor to quality of life and to revenues and economic contribution for the Town of Pantego. These are concept opportunities only. Achievement would require years of public private partnering between the citizens of Pantego, the owners and developers of private property along Park Row, and the Town's elected officials and staff. For now, if the concept is approved, it will be built into the comprehensive plan and influence future land use planning and zoning ordinances.
(The following pictures are representative of the concept plans. The full presentation by Jacobs is available on the Town website at www.townofpantego.com)

Pantego Citizen News
Concept Changes Along Park Row : Park Area – Pedestrian Space – Add Shopping Street – New Mixed Use Retail, Housing, Office
Redevelopment Village 1
Catalyst Site 1
All Catalyst Sites
Catalyst Site 1
Catalyst Site 1
Catalyst Site 1
Catalyst Site 2
Catalyst Site 2b
This step by step process is used for each of the "Catalyst Sites" along Park Row. The full presentation may be best viewed on the Town Website. The general format is to build a vision, step by step, incorporating attention to pedestrians and green space, creating new shopping access. Creating sites for private sector investment and infill, with multi-use development including retail, residence and office.



Pantego Comprehensive Plan Web Site

Personalize your online experience to stay up-to-date on news, events and other information you care about. [View my dashboard](#)

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Town Code of Ordinances

Monthly Reports

Home > Departments > Community Development > Comprehensive Plan

Comprehensive Plan

A comprehensive plan is a long-range plan intended to direct the growth, redevelopment and physical development of a community for 20+ years. The link below is a copy of the current comprehensive plan the city is operating under. (Due to the size of the file, please allow a few moments for the download to complete.)

[1976 Comprehensive Plan](#)

At the beginning of 2011, the Town contracted with Jacobs Engineering to assist in updating the comprehensive plan. The process has gone through stakeholder interviews and public meetings, and should be completed in the next few months. The links below are a copy of the presentation materials from the meetings that have taken place.

[Comprehensive Plan Meeting #1 - 08/21/11](#)

[Comprehensive Plan Meeting #2 - 10/02/11](#)

The new comprehensive plan is currently in the drafting phase and the date has yet to be determined when it will be presented to Council. When it is complete, the plan will be made available on this site.

SMALL TOWN CHARM... BIG CITY OPPORTUNITIES

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Pantego Comprehensive Plan Update